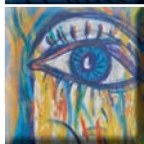




THE CITY OF SAN DIEGO



# barrio logan

## COMMUNITY PLAN

AND LOCAL COASTAL PROGRAM

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## CHAPTER ONE introduction

### IN THIS CHAPTER

Plan Goals

Community Profile

General Plan Principles

Legislative Framework

Planning Process

Environmental Impact Report

Plan Organization

Barrio Logan is one of the oldest and most culturally-rich urban neighborhoods in San Diego. From historic beginnings in the latter part of the 19th century to the vibrant mix of uses and people who reside and work in Barrio Logan, the neighborhood has played a vital role in the City's development. The Barrio Logan community is a living example of the change and evolution that have continuously shaped the area's cultural heritage, development patterns, economic opportunities, and social fabric. The community plan respects and builds upon the past while planning for the needs of future residents, businesses and institutions.

The Barrio Logan Community Plan and Local Coastal Program (Plan) is designed to guide growth and redevelopment within Barrio Logan. The Plan is a revision of the Barrio Logan/Harbor 101 Community Plan adopted by the City Council in November 1978 and incorporates a revision to the Barrio Logan Local Coastal Program Land Use Plan adopted by the San Diego City Council in November 1979. Any amendments, additions or deletions to this plan will require that the Planning Commission and City Council follow the City of San Diego General Plan (General Plan) procedures regarding plan amendments.



## PLAN GOALS

- Encourage development that builds on Barrio Logan's established character as a mixed-use, working neighborhood.
- Provide land use, public facilities, and development policies for Barrio Logan, as a component of the City of San Diego's General Plan;
- Include strategies and specific implementing actions to help ensure that the community plan's vision is accomplished;
- Incorporate detailed policies that provide a basis for evaluating whether specific development proposals and public projects are consistent with the Plan;
- Provide guidance that facilitates the City of San Diego, other public agencies, and private developers to design projects that enhance the character of the community, taking advantage of its setting and amenities.
- Include detailed implementing programs including zoning regulations and a public facilities financing plan.

While this Plan sets forth procedures for implementation, it does not establish regulations or legislation, nor does it rezone property. Controls on development and use of public and private property including zoning, design controls, and implementation of transportation improvements are included as part of the plan implementation program.

Zoning used to implement this community plan complies with the General Plan policies (See GP LU-F.1). Proposals within this Plan have been coordinated with and are consistent with the General Plan. Periodic comprehensive reviews of the General Plan may affect the Barrio Logan Community Plan and Local Coastal Program.

This Plan should not be considered a static document. It is intended to provide guidance for the orderly growth and redevelopment of the Barrio Logan community. In order to respond to unanticipated changes in environmental, social or economic conditions and to remain relevant to community and City needs, the Plan should be monitored and amended when necessary.

Two additional steps are included as part of the adoption: Implementation and Review. Implementation is the process of putting Plan policies and recommendations into effect. Review refers to the process of monitoring the community development and growth conditions and recommending changes to the Plan as these conditions change.

Guidelines for implementation are provided in the Plan, but the actual work must be based on a cooperative effort of private citizens, developers, city officials and other agencies. It is contemplated that the residents and businesses of Barrio Logan and other private citizen and institutional organizations will provide the continuity needed for a sustained, effective implementation program.



## 1.1 COMMUNITY PROFILE

### SOCIAL AND HISTORICAL CONTEXT

Barrio Logan, once called Logan Heights due to its connection to the community now east of Interstate 5, has a long history as a working-class Mexican-American waterfront community. Its early days as a base of homes and businesses for primarily Mexican immigrant workers helped shape the community into an important working waterfront neighborhood.

As the community built up around maritime uses, such as tuna canning, military industries, and the Navy, the influx of Mexican migrant workers created a dominant presence in Barrio Logan in the 1910s and 1920s. Many industries relied on the laborers that settled in Barrio Logan and set up neighborhood shops and services.

The growth of the shipbuilding industry and Naval operations, rezoning of the neighborhood to include heavy industrial and commercial uses, and the growth in the construction industry changed the character of Barrio Logan during and after World War II.

The construction of Interstate 5 and the San Diego-Coronado Bay Bridge (State Route 75) in the 1960s fragmented the community into smaller areas that were cut off from each other. These events, together with other impacts on the

social and physical well-being of the residents, culminated with a neighborhood revolt that shaped the creation of Chicano Park during the early 1970s. With its collection of maritime industrial uses, small-scale residential, local retail, and community facilities, Barrio Logan's particular existing land use mix is unique. However, it is the distribution and pattern of these existing land uses that distinguish Barrio Logan and define its distinctive character. The rezoning of the majority of Barrio Logan to industrial zones in the 1960s attempted to simplify the land use pattern of the neighborhood by removing the residential uses through regulatory means. However, while some properties transitioned into industrial uses, many of the residential uses that pre-dated the rezone remained, and commercial and community amenities developed to serve the residential population. While there are conflicts between industrial and residential uses, the mixed pattern of land uses serves as a defining element of the neighborhood. Barrio Logan is primarily a neighborhood with uses mixed side-by-side that provides interest, variety, and identity to the area. This development pattern also provides the opportunity for neighborhood services and jobs to be located in close proximity to residences and transit stops, supporting the "City of Villages" General Plan concept.



*Development of Chicano Park*



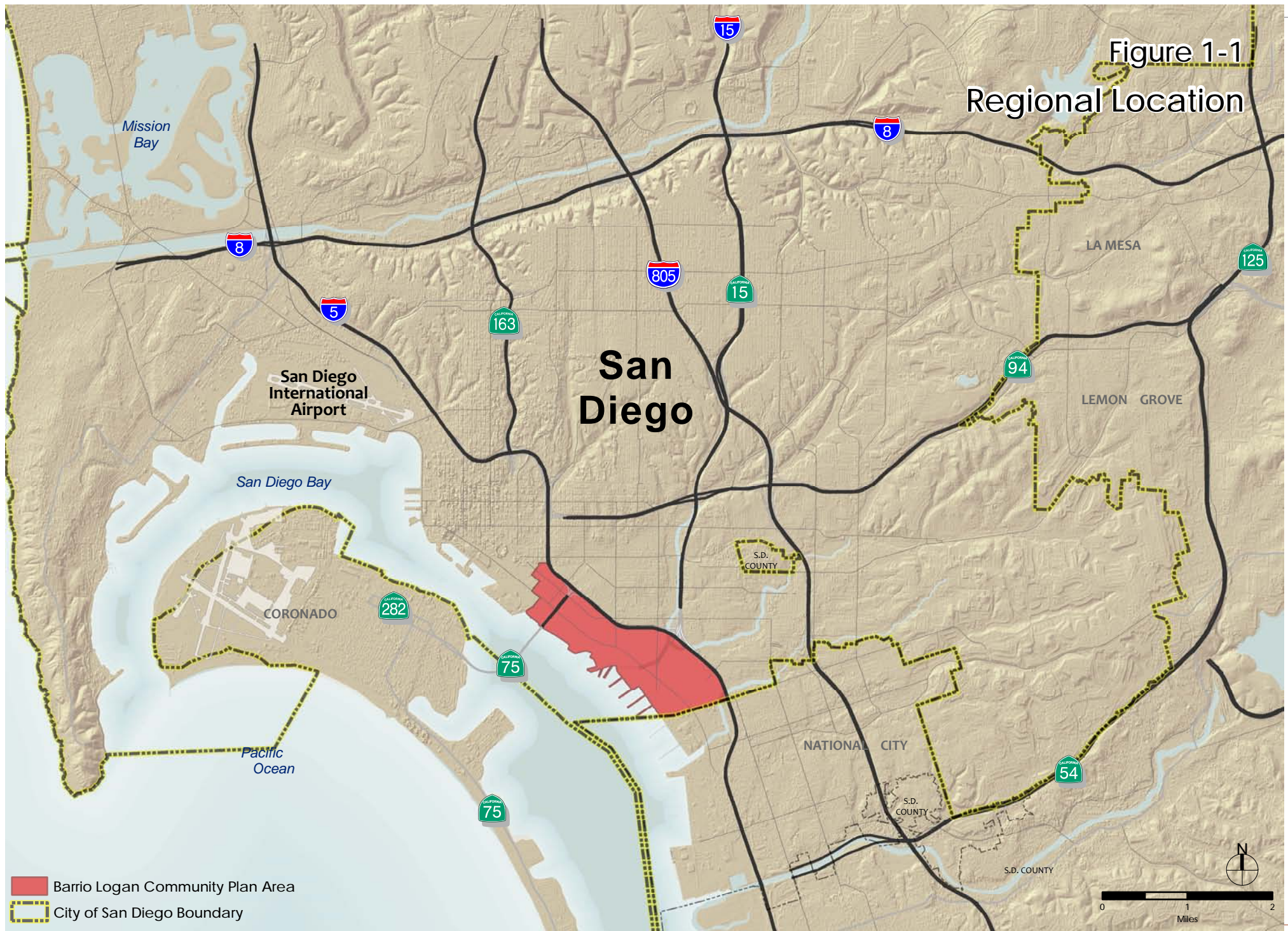
*The San Diego Coronado Bay Bridge built in the 1960s*



*CP Kelco Industries along the Bayfront*



Figure 1-1  
Regional Location







## REGIONAL AND LOCAL CONTEXT

The community is positioned between Downtown San Diego to the north, Interstate 5 to the east, as well as the Unified Port of San Diego and United States Naval Base San Diego along San Diego Bay to the west, and National City to the south (Figure 1-1, Regional Location and Figure 1-2, Barrio Logan and Surrounding Neighborhoods). Barrio Logan comprises approximately 1,000 acres. The Port of San Diego and Naval Station San Diego comprise 562 acres or 52 percent of the land area contained within the community planning area.

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The City does not have land use authority over the Port of San Diego or the United States Navy properties. Barrio Logan is in the Local Coastal Zone and subject to the California Coastal Act which is implemented by the Barrio Logan Local Coastal Program.

## GENERAL PLAN: GUIDING PRINCIPLES

- An open space network formed by parks, canyons, river valleys, habitats, beaches, and the Pacific Ocean;
- Diverse residential communities formed by the open space network;
- Compact and walkable mixed-use villages of different scales within communities;
- Employment centers for a strong economy;
- An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
- High quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors;
- Historic districts and sites that respect our heritage;
- Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;
- A clean and sustainable environment; and
- A high aesthetic standard

## COMMUNITY PLAN: GUIDING PRINCIPLES

- Diverse housing opportunities for Barrio residents
- Strong neighborhood economy
- Compatible mix of land uses
- Healthy environment
- Safe, efficient streets for people
- Respect of historic and cultural resources
- Community connections



## 1.2 GENERAL PLAN PRINCIPLES

The General Plan provides a long-range framework for how the City of San Diego will grow and develop over the next 30 years. A foundation of the General Plan is the City of Villages strategy which encourages the development or enhancement of mixed-use activity centers, of different scales, that serve as vibrant cores of

communities and are linked to the regional transit system. A Community Village designation is included in this plan. Additional information on the Community Village can be found in the Land Use Element. In order to reduce impacts associated with collocation, the Plan also includes a Transition Zone. Policies and guidelines pertaining to the Transition Zone can be found in the Land Use and Economic Prosperity Elements.



### 1.3 LEGISLATIVE FRAMEWORK

#### RELATIONSHIP TO THE GENERAL PLAN

The Barrio Logan Community Plan is intended to further express General Plan policies in Barrio Logan through the provision of site-specific recommendations that implement citywide goals and policies, address community needs, and guide zoning. Specific General Plan policies are referenced within the Community Plan to emphasize their significance in the community, but all applicable General Plan policies may be cited in conjunction with the Community Plan. The two documents work together to establish the framework for growth and development in Barrio Logan. The Municipal Code implements the community plan policies and recommendations through zoning and development regulations.

#### REDEVELOPMENT PLAN

The Redevelopment Plan is another tool to implement the community plan goals and policies. The Redevelopment Plan area encompasses 133 acres in the northern portion of Barrio Logan. Figure 1-3 illustrates the adopted boundaries of the Barrio Logan Redevelopment Project Area.

#### RELATIONSHIP TO OTHER AGENCIES

Barrio Logan's waterfront is under the land use jurisdiction and ownership of the United States Navy and the San Diego Unified Port District. Property under the jurisdiction of the San Diego Unified Port District is subject to the Port Master Plan as shown in Figure 1-3. The state allows the San Diego Unified Port District to lease Port tidelands for industrial and commercial related uses. State law precludes residential uses from being developed on Port Tidelands.

#### CALIFORNIA COASTAL RESOURCES

The Barrio Logan Community is entirely within the Coastal Zone boundary under the jurisdiction of the California Coastal Commission with the exception of the Port of San Diego and the Naval Base San Diego (See Figure 1-3).

The California Coastal Plan designates the Barrio Logan area as a "community with special qualities of greater than local significance." The designation reflects the community's opportunities for low- and moderate-income housing, the importance of the adjacent bayfront industries to the region, and its cultural and historical heritage as a Chicano community. The Community Plan and zoning regulations for Barrio Logan comprise the Local Coastal Plan for Barrio Logan and are consistent with the Local Coastal Program including the policies, standards, and implementation programs established for the seven elements contained within the Local Coastal Act. Table 1-1 identifies the location goals, discussions, and policies specifically related to key coastal issues within the Community Plan Elements.

TABLE 1-1 COASTAL ISSUE AREA AND COMMUNITY PLAN ELEMENTS	
BARRIO LOGAN PLAN ELEMENT	COASTAL ISSUE AREA
Conservation Element	Natural Resources Scenic Resources Water Quality Public (Coastal) Access
Land Use Element	Industrial Development Planning and Locating New Development
Recreation Element	Recreation
Mobility and Urban Design Element	Public (Coastal) Access



## 1.4 PLANNING PROCESS

In order to ensure that the Barrio Logan Community Plan was a community-driven update, the City conducted a three-year community outreach process, where a wealth of valuable community information was received through community outreach meetings. The Community Plan Update Stakeholder Committee convened the public discussion to assist in issue identification and development of plan goals and policies. Broad public input was obtained through a series of workshops where residents, employees, property owners, as well as representatives of advocacy groups and the surrounding neighborhoods, weighed in on issues and provided recommendations. The update process included extensive community and policymaker engagements that were conducted in English and Spanish. The community confirmed its values and developed a set of planning principles that were used as criteria in creating land use alternatives.

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*Community Workshops drew a diverse group of community members*

## 1.5 ENVIRONMENTAL IMPACT REPORT

The Barrio Logan Community Plan and Local Coastal Program Environmental Impact Report (EIR) provides a programmatic assessment of potential impacts occurring with the implementation of the Community Plan, pursuant to the California Environmental Quality Act (CEQA). Because Barrio Logan is an urban area, the nature of impacts primarily relates to the changes in land use, use intensity and traffic rather than effects on natural resources. Potential impacts were anticipated during preparation of the Community Plan, and many of the policies and implementing regulations were designed to reduce or avoid such impacts.

When a development project is proposed, the City will prepare an Initial Study in accordance with CEQA to determine whether the potential impacts of the proposed development were anticipated in the community plan EIR analysis. Depending on the conclusions of the Initial Study, a determination will be made on the requirement for a Negative Declaration, Mitigated Negative Declaration, or Supplemental EIR for the project. To the extent that a project is consistent with the Community Plan EIR, no further environmental review may be necessary.

The Port conducts CEQA analysis for projects on Port property and that the Navy conducts environmental review in accordance with NEPA for projects on Navy property.

## 1.6 PLAN ORGANIZATION

The Community Plan is organized into the following ten **Community Plan Elements**:

- Land Use
- Mobility
- Urban Design
- Economic Prosperity
- Public Facilities, Services and Safety
- Recreation
- Conservation
- Noise
- Historic Preservation
- Arts and Culture

An overall introduction and implementation chapters are also included. The elements are divided into the following major sections:

**Introduction:** provides a summary of key community issues specific to the element.

**Goals:** express the broad intent and results of implementing policies, recommendations and guidelines.

**Policies and Recommendations:** reflect the specific direction, practice, guidance, or directives; and in some instances recommendations that may need to be developed further and/or carried out through implementing plans by the City, the Redevelopment Agency or another agency.



## CHAPTER TWO

# land use element

### IN THIS CHAPTER

Goals

Land Use Distribution

Land Use Existing and Planned

Residential

Commercial

Institutional

Industrial

Airport Land Use Compatibility

Specific Neighborhood Guidelines

Coastal Development Permit Categorical Exclusion

The Land Use Element of the Barrio Logan Community Plan contains detailed descriptions and distributions of land uses as they are tailored to Barrio Logan and provides refined residential densities, a delineated Community Village center, and specific policies for the development of commercial, industrial, and institutional uses.

Barrio Logan's particular land use mix is unique to the region, with its collection of maritime and service industrial uses; single family and multi-family residential uses; locally-oriented and chain retail; and open space and community facilities. The unique land use pattern reflects past City direction to concentrate industry and employment-generating uses and serves as evidence of Barrio Logan's history of being dissected by freeways. As a result, instances of incompatible uses where residential, industrial, commercial and institutional uses abut one another are common. This collocation of incompatible uses, coupled with large scale industrial uses within the Port of San Diego and the Naval Base has created conflicts and issues. Alternative 1 and Alternative 2 address these complex issues through proposed land uses that respect the existing and evolving residential character and support the economic viability of businesses in Barrio Logan.

## GOALS

- Separate incompatible land uses.
- Promote a vibrant, pedestrian-oriented community village that provides residential, commercial, office and civic uses.
- Ensure a compatible mix of land uses that promote a healthy environment.
- Support maritime-oriented and general industrial development that enhances and reflects the character of Barrio Logan and supports major Port and Naval uses by maintaining zoning that is exclusively industrial.
- Encourage stable base sector employment uses and supportive commercial and industrial services.
- Create enhanced transit nodes that are connected to the residents and businesses located in Barrio Logan.
- Ensure diverse housing opportunities for Barrio Logan residents.
- Produce additional affordable housing opportunities in Barrio Logan.
- Encourage quality neighborhood and community-serving commercial uses.
- Retain and enhance community-supporting institutional uses.
- Protect those areas identified as Prime Industrial Lands from encroachment from sensitive receptor land uses.



*Neighborhood-serving commercial uses*



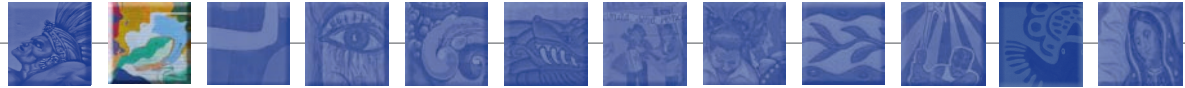
*Barrio Logan*

## 2.1 LAND USE DISTRIBUTION

Table 2-1 is based on the Land Use Table within the General Plan and has been refined to implement the land uses within Barrio Logan. It identifies the land use categories within Barrio Logan and describes the uses in each category.

The Barrio Logan Community Plan land use map is a visual representation of the Community Plan land use designations as illustrated in Figure(s) 2-1 and 2-2 (Alternative 1 and 2 land use maps). The community plan text and graphics are equally necessary to communicate the intent of the plan policies.





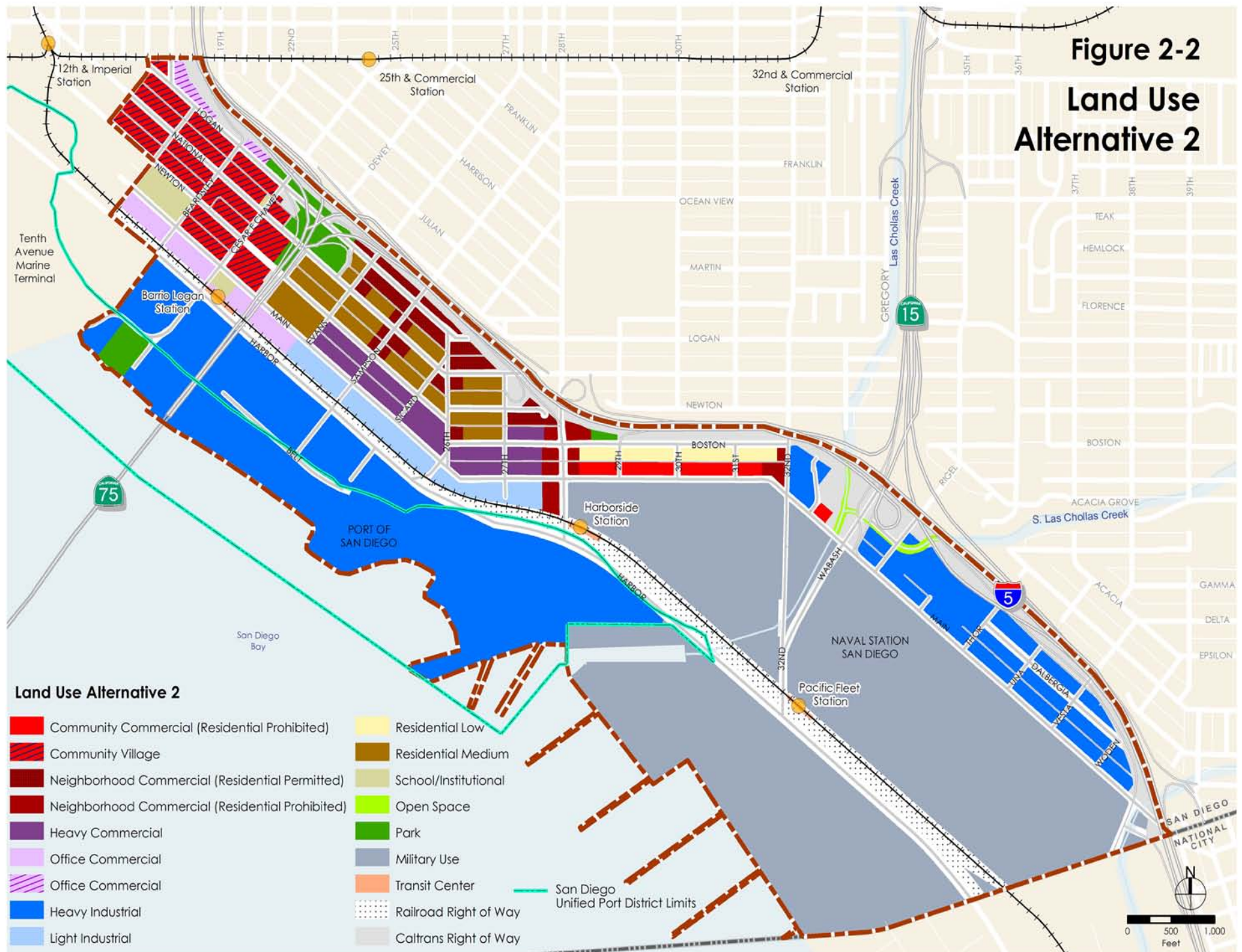
**TABLE 2-1 BARRIO LOGAN LAND USE CATEGORIES**

GENERAL PLAN LAND USE	COMMUNITY PLAN DESIGNATION	USE CONSIDERATIONS	DESCRIPTION	DENSITY RANGE (DU/AC)
Park, Open Space, and Recreation	Open Space	None	Provides for open space, may have utility for: primarily passive park; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	N/A
	Parks	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks.	N/A
Residential	Residential - Low Med	None	Provides for both single-family and multi-family housing within a low-medium-density range.	10-14 du/ac
	Residential - Medium	None	Provides for both single-family and multi-family housing within a medium-density range.	15-29 du/ac
	Community Village	Commercial Permitted	Provides for a range of multi-family housing within a high density range of 30 to 44 dwelling units.	30-44 du/ac
		Commercial Permitted	Provides for a range of multi-family housing within a high density range of 44 to 73 dwelling units per acre.	44-73 du/ac
Commercial Employment, Retail, and Services	Neighborhood Commercial (ALT 1)	Residential Permitted	Provides local convenience shopping, civic uses, and commercial services serving an approximate three mile radius.	30-44 du/ac
	Community Commercial	Residential Prohibited	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.	N/A
		Residential Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at large.	30-44 du/ac
	Office Commercial	Residential Prohibited	Provides for office employment uses with limited, complementary retail uses.	N/A
	Heavy Commercial (ALT 2)	Residential Prohibited	Heavy Commercial uses provide for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service that cater to the maritime industries.	N/A
Institutional	School/Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan.	N/A
Multiple Use	Community Village	Residential Required	Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large.	30-44 du/ac
Industrial Employment	Light Industrial [ALT 2]	Office Use Limited	Allows a wider variety of industrial uses by permitting a full range of light manufacturing and research and development uses, and adding other industrial uses such as storage that cater to the maritime industries west of Harbor Drive.	N/A
	Heavy Industrial	Office Use Limited	Provides for industrial uses emphasizing base sector manufacturing, wholesale and distribution, and primary processing uses that may have nuisance or hazardous characteristics.	N/A





**Figure 2-2**  
**Land Use**  
**Alternative 2**



**DRAFT**

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## LAND USE - EXISTING AND PLANNED

A comparison of land uses between the Barrio Logan Community Plan Land Use Element with buildout in Year 2035 and those of existing 2010 land uses are illustrated in Tables 2-2 and 2-3.

In order to foster a healthy community that is balanced with economic prosperity for businesses and residents alike, this plan encourages development that builds on Barrio Logan's established character as a mixed-use, working neighborhood by:

- Fostering Barrio Logan's role in the city's economy by protecting existing and future production, distribution, repair, and maritime activities in predominately industrial areas.
- Increasing housing in the Barrio Logan without impinging on or creating conflicts with identified areas of production, distribution, research, and repair activities.
- Establishing a land use pattern that supports and encourages transit use, walking, and biking.
- Better integrating Barrio Logan with the surrounding neighborhoods and improving its connections to Port land and the water's edge.
- Improving the public realm so that it better supports new development and the residential and working population of the neighborhood.

**TABLE 2-2**  
**EXISTING LAND USES (2010)**

GENERAL PLAN LAND USE CATEGORY	EXISTING USES	
	ACRES	% OF TOTAL USES
Park, Open Space, and Recreation	15.71	2.0%
Agriculture	0.00	0.0%
Residential	40.91	4.0%
Institutional, Public and Semi-Public Facilities	11.06	1.0%
Commercial Employment, Retail, and Services	25.91	3.0%
Industrial Employment	121.64	12.0%
Port Industrial*	112.24	11.0%
Roads /Freeways/ Transportation Facilities*	290.38	29.0%
Military*	368.11	37.0%
Vacant*	13.66	1.0%
<b>TOTAL</b>	<b>999.61</b>	<b>100%</b>

\* These uses are not General Plan land use categories. They are included to provide accurate accounting of the total acreage in the Barrio Logan Community Plan Area.

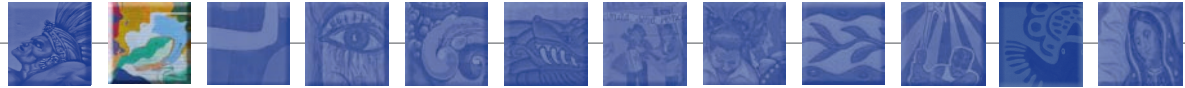
**TABLE 2-3**  
**LAND USES AT BUILDOUT**

LAND USE CATEGORY	EXISTING USES			
	ACRES ALT 1	% OF USES	ACRES ALT 2	% OF USES
Single family	2.98	.3%	2.61	.3%
Multifamily	48.15	4.8%	48.34	4.8%
Commercial	98.41	9.8%	78.58	7.9%
Industrial	60.49	6.1%	80.48	8.1%
Port Industrial	112.24	11.2%	112.24	11.2%
Elementary School	4.15	.4%	4.15	.4%
Community College	.99	.1%	.99	.1%
Other Institutional	1.21	.1%	1.21	.1%
City Facilities	.34	.003%	.34	.003%
City Park	9.06	.9%	9.06	.9%
Port Park	4.27	.4%	4.27	.4%
Open Space	10.49	1%	10.49	1%
Transportation/ Utilities	278.72	26.9%	278.72	26.9%
Military	368.11	36.8%	368.11	36.8%
<b>TOTAL</b>	<b>999.61</b>	<b>100%</b>	<b>999.61</b>	<b>100%</b>



*Retain and enhance existing compatible commercial uses*





## 2.2 RESIDENTIAL LAND USE

One of the main goals of the Barrio Logan Community Plan is to expand and preserve the supply of affordable housing through the construction of new units as well as the preservation and restoration of the older homes in Barrio Logan. Due to the unique nature of the small lot development in Barrio Logan, other methods of development to achieve infill housing is encouraged. These methods include the development of companion units on the lower density residential sites as well as the development of live/work style units to accommodate working artists within the community and small lot housing that allows for smaller-scale housing units. Furthermore, shopkeeper units which allow families to live above commercial, retail and office space is encouraged as part of this plan.

Review of the data in tables 2-4 and 2-5 identifies the following about Barrio Logan and about its relation to the City as a whole:



*Achieve a diverse mix of housing types and forms*

**TABLE 2-4 FUTURE 2030 HOUSING AND POPULATION ESTIMATES COMPARISONS  
(ALTERNATIVE 1) BARRIO LOGAN AND THE CITY OF SAN DIEGO**

	HOUSEHOLD POPULATION	HOUSING STOCK				MEDIAN HOUSEHOLD INCOME	HOUSEHOLD SIZE
		SINGLE FAMILY		MULTI-FAMILY			
		NO.	%	NO.	%		
Barrio Logan	13,613	69	2%	3,738	98%	\$ 38,324	3.77
City of San Diego*	1,689,254	280,082	44%	346,026	56%	\$70,149	2.70

**TABLE 2-5 FUTURE 2030 HOUSING AND POPULATION ESTIMATES COMPARISONS  
(ALTERNATIVE 2) BARRIO LOGAN AND THE CITY OF SAN DIEGO**

	HOUSEHOLD POPULATION	HOUSING STOCK				MEDIAN HOUSEHOLD INCOME	HOUSEHOLD SIZE
		SINGLE FAMILY		MULTI-FAMILY			
		No.	%	No.	%		
Barrio Logan	11,531	56	2%	3,198	98%	\$38,324	3.77
City of San Diego*	1,689,254	280,082	44%	346,026	56%	\$70,149	2.70

\* SANDAG Regional Forecast 2050 (Series 12) for the year 2030

- The residential character of Barrio Logan is dominated by multi-family development;
- Households in Barrio (persons per household) are generally larger than the those in the City as a whole, with the median household size in Barrio Logan being approximately one-third larger;
- The larger households in Barrio Logan generally live on less income than those in the City as a whole, with the median household income in Barrio Logan being approximately 45% lower.

The data indicates three specific needs within the Barrio Logan Community. First, there is a need for larger living units to accommodate typically larger households. Second, the current community is in need of affordable housing opportunities, based on generally lower household income and larger household size. Finally, the community could benefit from development of jobs that are comparable with the city-wide median for wages within and adjacent to the community.



## RESIDENTIAL POLICIES

**Policy 2.2.1** Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies.

**Policy 2.2.2** Rehabilitate quality older residential development and balance it with new development.

**Policy 2.2.3** Promote construction of larger housing units suitable for families with children by utilizing density bonus incentives.

**Policy 2.2.4** Provide development of housing that incorporates universal design standards for persons with disabilities.

**Policy 2.2.5** Enable rental and ownership opportunities in all types of housing including alternate housing units such as companion units, live/work studios and shopkeeper units as well as small-lot housing typologies.

**Policy 2.2.6** Encourage preservation and renovation of culturally and historically significant residential units and provide incentives to retrofit or remodel units in a sustainable manner.

**Policy 2.2.7** Require soil remediation to occur as part of development when proposing a change in use from industrial or heavy commercial to residential and or mixed residential development.

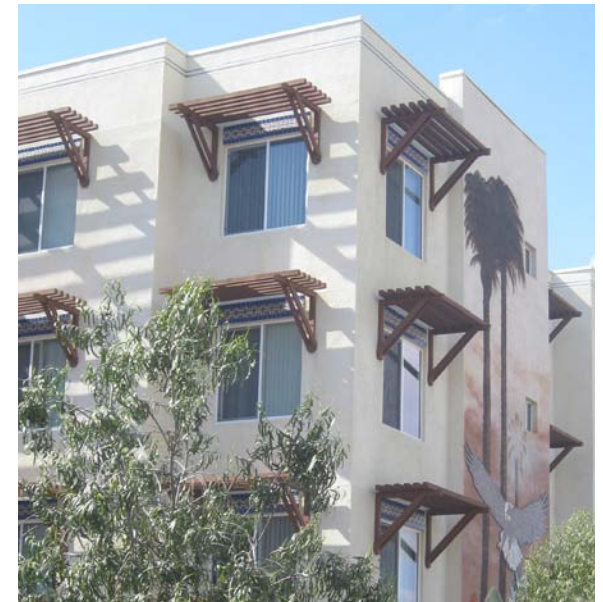
**Policy 2.2.8** Support development of companion

units in lower density areas such as the Historic Core and along Boston Street south of 29th Street in order to provide additional residential units and opportunities for co-generational habitation as well as a financial tool for low-income homeowners to meet their mortgage obligations.

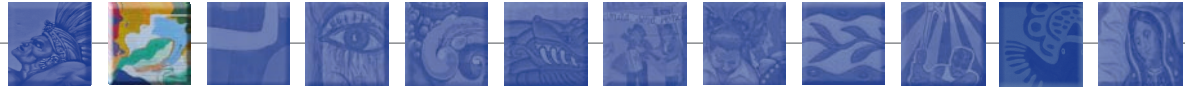
**Policy 2.2.9** Conduct site remediation work in order to reduce issues associated with potential ground contamination on parcels that have operated with industrial uses on site and that have been re-designated for residential and mixed-use development.



*Encourage the preservation and renovation of culturally and historically significant residential units*



*Promote construction of larger housing units suitable for families with children*



## AFFORDABLE HOUSING POLICIES

**Policy 2.2.10** Promote production of very-low and low income affordable housing in all residential and multi-use neighborhood designations.

**Policy 2.2.11** Create affordable home ownership opportunities for moderate income buyers.

**Policy 2.2.12** Encourage development of moderately priced, market-rate (unsubsidized) housing affordable to middle income households earning up to 150% of area median income.

**Policy 2.2.13** Promote home buyer assistance programs for moderate-income buyers.

**Policy 2.2.14** Preserve existing low intensity homes which provide affordable housing and contribute to Barrio Logan's unique character.

## 2.3 COMMERCIAL LAND USE

Commercial uses are located throughout the Barrio Logan Community, except for the area between Harbor Drive and the San Diego Bay. The commercial uses tend to be grouped into a number of categories; maritime/industry serving, resident/community serving, worker/navy serving, and auto/oriented serving. Barrio Logan contains five commercial community plan land use designations. Two of those designations allow residential use at varied densities, and three of the designations prohibit residential. See Figure 2-1 and 2-2, Alternative 1 and Alternative 2 Land Use Map(s) for the precise location of these designations.

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## COMMERCIAL LAND USE POLICIES

**Policy 2.3.1** Enhance and retain maritime-oriented commercial uses that are compatible with surrounding land uses.

**Policy 2.3.2** Retain and enhance existing neighborhood-serving commercial uses.

**Policy 2.3.3** Encourage development of shopkeeper units and live/work units that allow residents to own and operate office, professional and retail uses.



2.4 INSTITUTIONAL LAND USE

Institutional uses provide public or semi-public services to the community. Table 2-6 identifies the public institutional uses serving Barrio Logan. Other institutional uses spread throughout the community include private schools, child care facilities, a vocational college, churches, and centers that provide health, development, and counseling service.

TABLE 2-6 PUBLIC INSTITUTIONAL USES SERVING BARRIO LOGAN

INSTITUTIONAL USE	FACILITY	LOCATION
Educational	Perkins Elementary School	Barrio Logan
	Burbank Elementary School	Southeastern San Diego
	San Diego High School	Centre City
San Diego	Fire Station No. 7	Barrio Logan
	Central Division	Southeastern San Diego
Library	Logan Heights Branch Library	Southeastern San Diego
	Central Library	Downtown San Diego
U.S. Government	32nd Street Naval Station	Barrio Logan
	Post Office 277 Logan Ave.	Southeastern San Diego

INSTITUTIONAL LAND USE POLICY

**Policy 2.4.1** Coordinate with the San Diego Unified School District to develop a joint use park facility with Perkins Elementary School. (Refer to Recreational Element).

2.5 INDUSTRIAL LAND USE

The Economic Prosperity Element of the General Plan addresses the relationship between industrial lands and the economic health of the City. As stated in the General Plan, the policies “are intended to strengthen our industries, retain and create good jobs, with self sufficient wages, increase income, and stimulate economic investment in our communities”. The element



Protect and Promote development of maritime-related uses





also addresses prime industrial lands that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, and research and development uses. These lands should be protected and maintained.

The Barrio Logan community plan designates parcels south of Wabash Street (32nd Street in Alternative 2) and to the west of Harbor Drive, as heavy industrial due to their exclusively industrial character. These areas have also been identified as prime industrial lands which contribute to the regional economy and support waterfront-related activities.

## INDUSTRIAL LAND USE POLICIES

**Policy 2.5.1** Protect and promote activities, by prohibiting construction of new housing and limiting the amount of office and retail uses that can be introduced in industrial areas.

**Policy 2.5.2** Protect and promote development of maritime and maritime-related uses that do not present health-related or environmental hazards to adjacent sensitive receptors.

**Policy 2.5.3** Encourage parking management and increased use of alternative modes of transportation to reduce parking impacts associated with port-related industries.

**Policy 2.5.4** Allow industrial land uses that minimize conflicts with incompatible uses through building design and truck restrictions; and provide a balance between the needs of the heavy industrial businesses that are located west of Harbor Drive and the residences contained within the community.

**Policy 2.5.5** Encourage development of structured parking within the Light Industrial land use designation (Alternative 2) to address the parking deficit created by Port tenant employees.

**Policy 2.5.6** Encourage industrial buildings be designed to better integrate with the surrounding neighborhood.

**Policy 2.5.7** Use active uses such as lobbies, offices, and retail areas to provide transparency on the street.

**Policy 2.5.8** Encourage addition of plazas, courtyards and outdoor places for employees to gather and recreate.

**Policy 2.5.9** Integrate transit within employment areas and create safe and direct bicycle and pedestrian connections to provide multi-modal access (refer to General Plan Policies UD-D.1 through D.3).

## 2.6 AIRPORT LAND USE COMPATIBILITY

The Airport Influence Areas for Naval Air Station North Island and San Diego International Airport affect the Barrio Logan Community. The Airport Influence Area is composed of the noise contours, safety zones, airspace protection surfaces, and over-flight areas for the two airports and serves as the planning boundaries for the Airport Land Use Compatibility Plans.

### AIRPORT LAND USE COMPATIBILITY POLICY

**Policy 2.6.1** Ensure development proposals are consistent with airport land use compatibility policies and regulations.





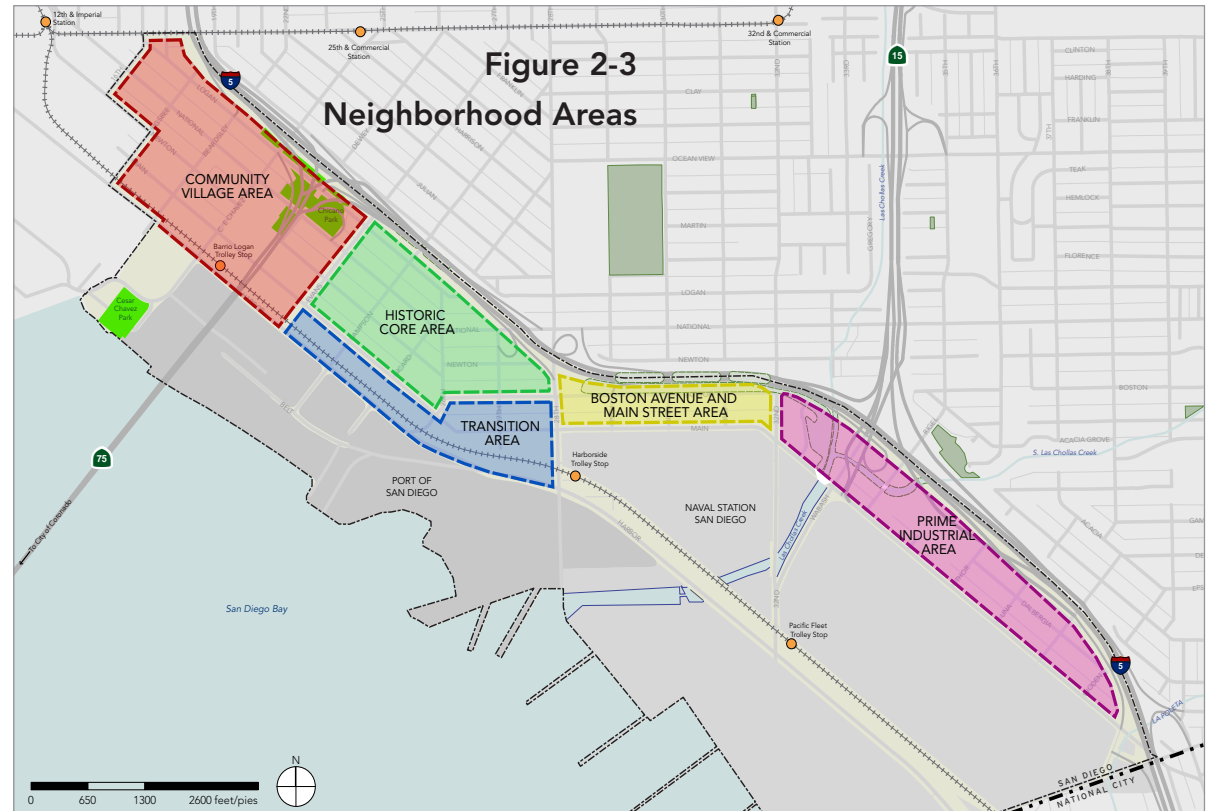
*Build on and preserve the character of the community*



*Promote economic growth in the community*



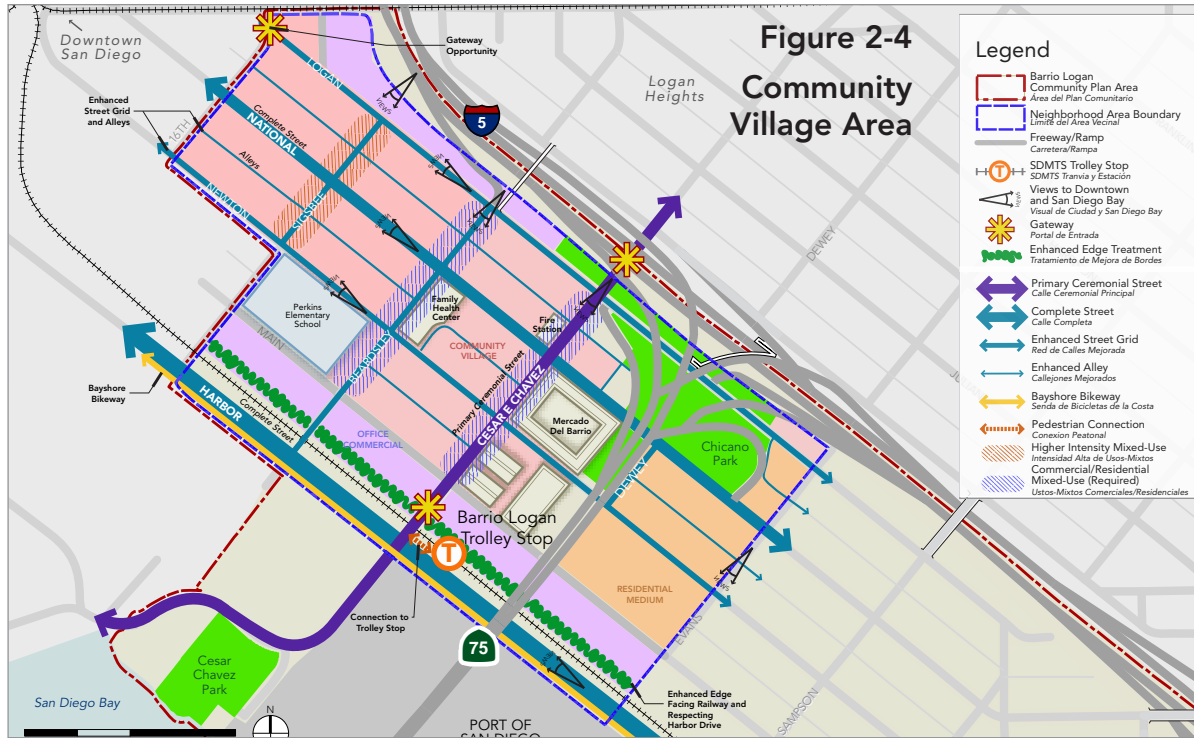
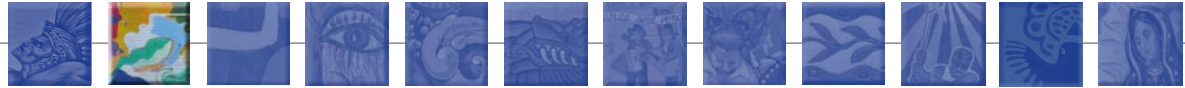
*Encourage diverse housing opportunities*



## 2.7 SPECIFIC NEIGHBORHOOD GUIDELINES

Barrio Logan is defined in this Plan as having five distinct neighborhoods east of Harbor Drive. The area west of Harbor Drive is designated as Prime Industrial Lands (See Figure 5-1). The five specific neighborhood areas coincide with the Landscape Districts of 4.3 Urban Forest and are contained within Barrio Logan as shown in Figure 2-3. The following guidelines are based on the

characteristics of the built environment and the existing and desired land use pattern. These areas include the Barrio Logan Community Village, Historic Core, Transition Area, Boston and Main Street Corridor Area, and Prime Industrial Area. The following sections provide specific land use recommendations within each neighborhood area. When reviewing the following policies and guidelines, also refer to General Plan policies UD-C.1 –C.7 and UD-F.3.



## COMMUNITY VILLAGE AREA POLICIES

**Policy 2.7.1** Promote Cesar E. Chavez Parkway as the community's primary ceremonial street as described in the Mobility Element.

**Policy 2.7.2** Orient street frontages onto Cesar E. Chavez Parkway, and provide for outdoor seating and space for retailers to display their wares.

**Policy 2.7.3** Ensure public view corridors are enhanced along Logan Avenue, National Avenue, Newton Avenue and Main Street.

**Policy 2.7.4** Provide sidewalks that are 15 feet wide along Cesar E. Chavez Parkway to allow for enhanced pedestrian and commercial activity.

**Policy 2.7.5** Require development at the intersections of Logan Avenue, National Avenue, Newton Avenue and Main Street to provide sidewalks that are 10 to 14 feet in width and include corner sidewalk bulb-outs.

**Policy 2.7.6** Require development to provide appropriate setbacks between 5 feet and 10 feet in order to emphasize and enhance the designated public view corridors along National Avenue, Newton Avenue and Logan Avenue northwest of the San Diego-Coronado Bay Bridge.

**Policy 2.7.7** Protect and preserve small retail establishments which provide jobs and entrepreneurship opportunities for local residents.

## COMMUNITY VILLAGE AREA

The Barrio Logan Community Village draws upon the character and strength of the Barrio's setting, commercial centers, institutions and employment centers as shown in Figure 2-4.

The Village area is planned to be a vibrant pedestrian neighborhood with enhanced connectivity that reflects the types of public spaces, structures, public art, connections, and land uses that are influenced by Latino culture.

The Village land uses will include a combination of residential, commercial and residential vertical mixed use, office, commercial, recreational, civic, and institutional uses. It is envisioned that Village streets and walkways will be designed to meet the needs of the pedestrian first and buildings will be designed to reflect human scale.





Encourage smaller scale infill development



Scale of existing buildings should be reflected through design and choice of materials of development



Rehabilitate existing residential units that contribute to the historic core's character and fabric

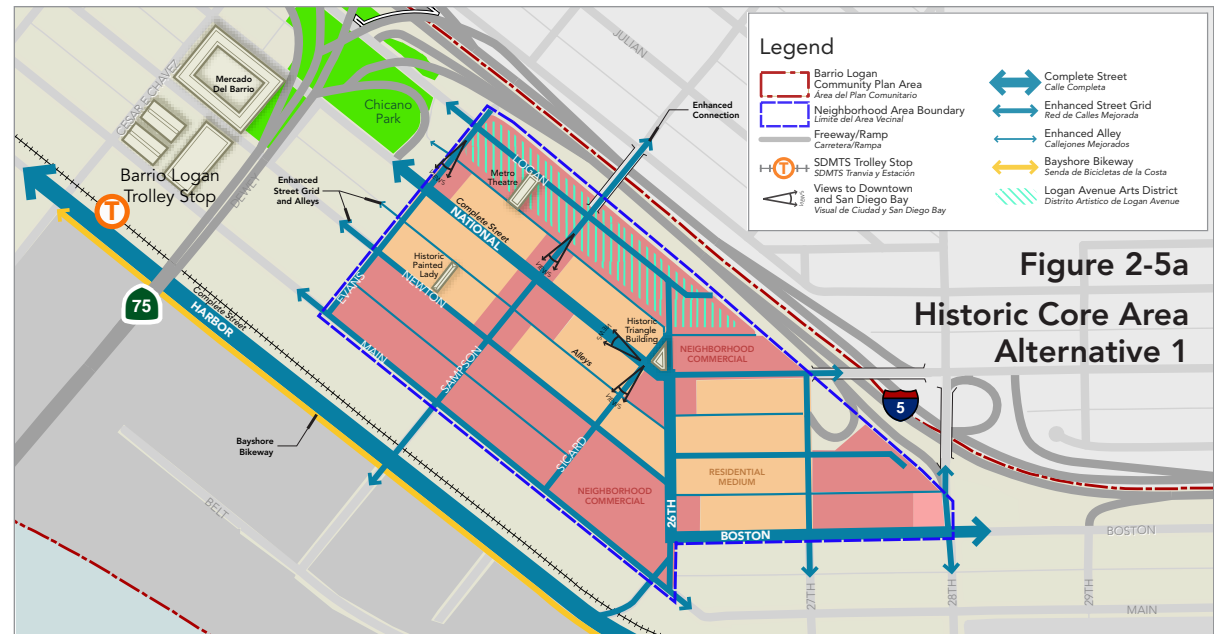


Figure 2-5a  
Historic Core Area  
Alternative 1

## HISTORIC CORE AREA

Development within the historic core should complement the existing and evolving character of the built environment. The historic core is characterized by commercial uses interspersed with the existing single- and low intensity multi-family housing. The plan promotes development within this area provides live/work spaces, small lot housing, shopkeeper units, and artist workspace. Live work units for residents are envisioned as a vital part of an evolving arts district along Logan Avenue.

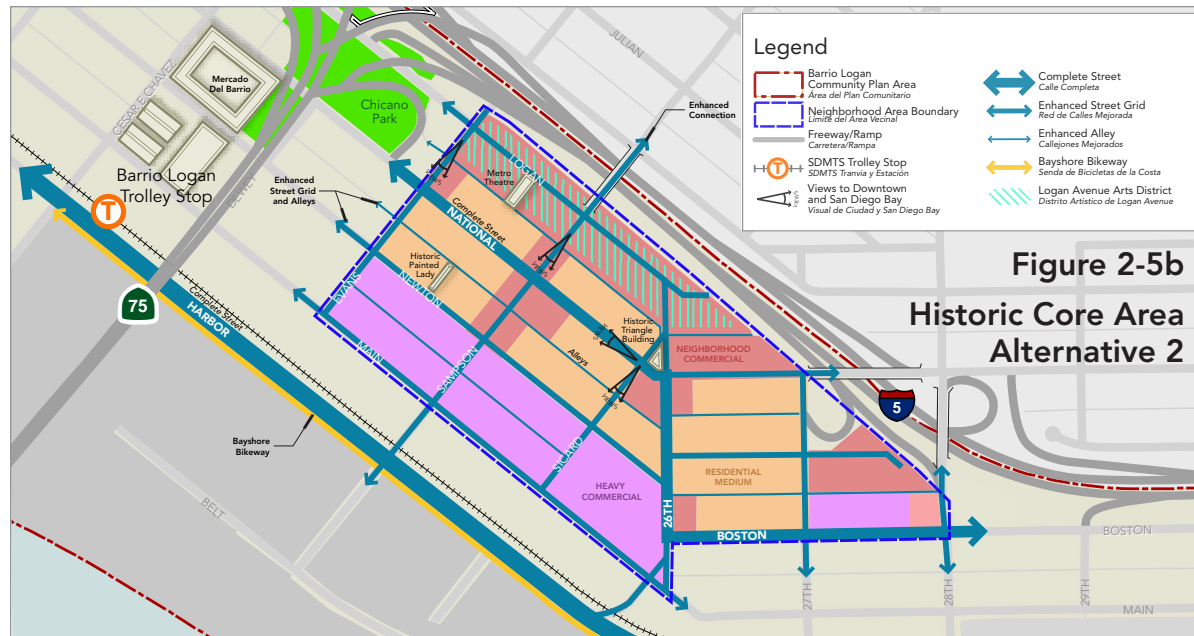
## HISTORIC CORE AREA POLICIES

**Policy 2.7.8** Respect existing development pattern within the Historic Core area

**Policy 2.7.9** Discourage parcel consolidation over 14,000 square feet to maintain the historic building pattern of smaller buildings. If this is not possible the scale of the existing buildings should be reflected through design and choice of materials for development.

**Policy 2.7.10** Encourage, smaller-scale infill development and housing rehabilitation throughout the Historic Core.





*Respect the existing development pattern*



*Encourage smaller-scale infill development*

**Policy 2.7.11** Rehabilitate existing residential units that contribute to the historic core's character and fabric. Encourage adaptive reuse of historically or architecturally interesting buildings in cases where the new use would be compatible with the structure itself and the surrounding area.

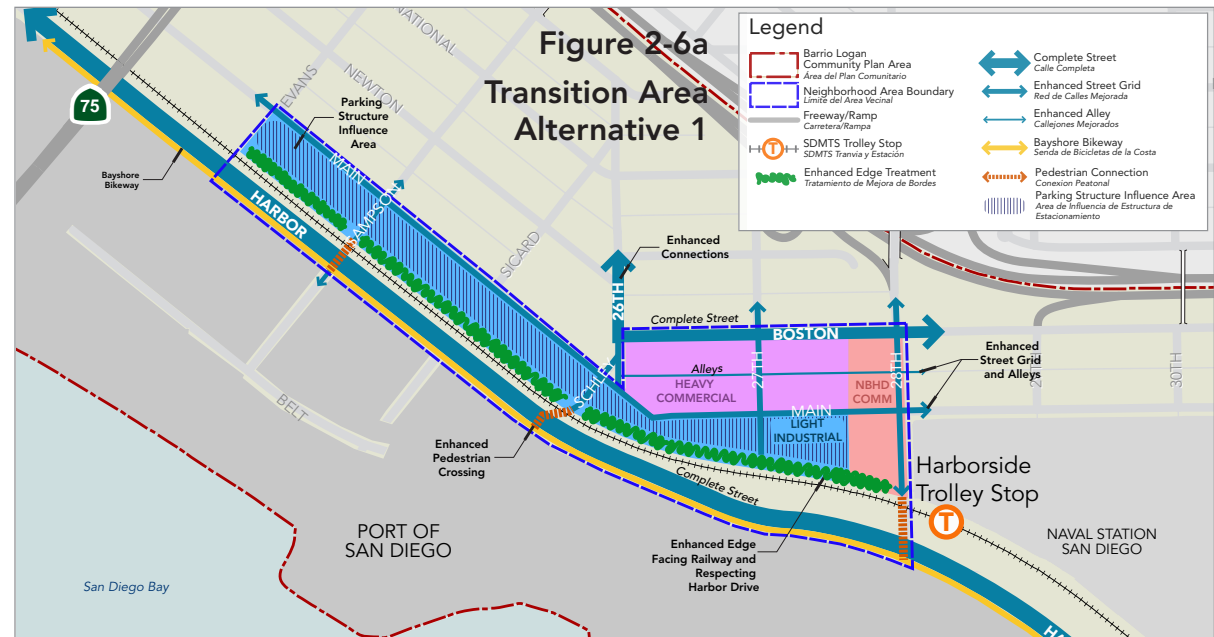
**Policy 2.7.12** Preserve existing single family homes, especially the bungalows along Evans Street and Sampson Street that date back to the times when many Barrio Logan residents worked for the Navy and local fish canneries, and the larger residential units along Logan Avenue north of Evans Street.

**Policy 2.7.13** Encourage live/work units, pocket housing and shopkeeper units along Logan Avenue and 26th Street in order to increase the vitality and livability of this historic street.

## TRANSITION ZONE

In 2008 the San Diego Unified Port District adopted a Transition Zone Policy (BPC Policy 725). The purpose of the Policy is to protect the maritime and maritime-related jobs provided by the Port of San Diego and to protect existing operations and business governed by City plans, such as the Barrio Logan Community Plan as well as the Port Master Plan. It is also the intent of the Policy to minimize conflicts with incompatible uses and to provide a balance between needs of the Port District and the goals and objectives of the adjacent communities. The Transition Zone is intended to include uses that do not pose health risks to sensitive receptor land uses that are adjacent or proximate to the Port District's industries.

The Barrio Logan Community Plan implements the intent of the San Diego Unified Port District Transitional Zone (See Figures 2-6a and 2-6b). Residential uses are prohibited adjacent to Harbor Drive or Main Street south of 28th Street. The Transition Area is intended provide a buffer comprised of buildings between the heavy industrial uses west of Harbor Drive and the community of Barrio Logan that emphasizes quality materials and design.



## TRANSITION ZONE POLICIES

**Policy 2.7.14** Protect and promote commercial (Alt 1) or Light Industrial (Alt 2) uses in the Transition Zone by prohibiting residential uses within the Transition Zone.

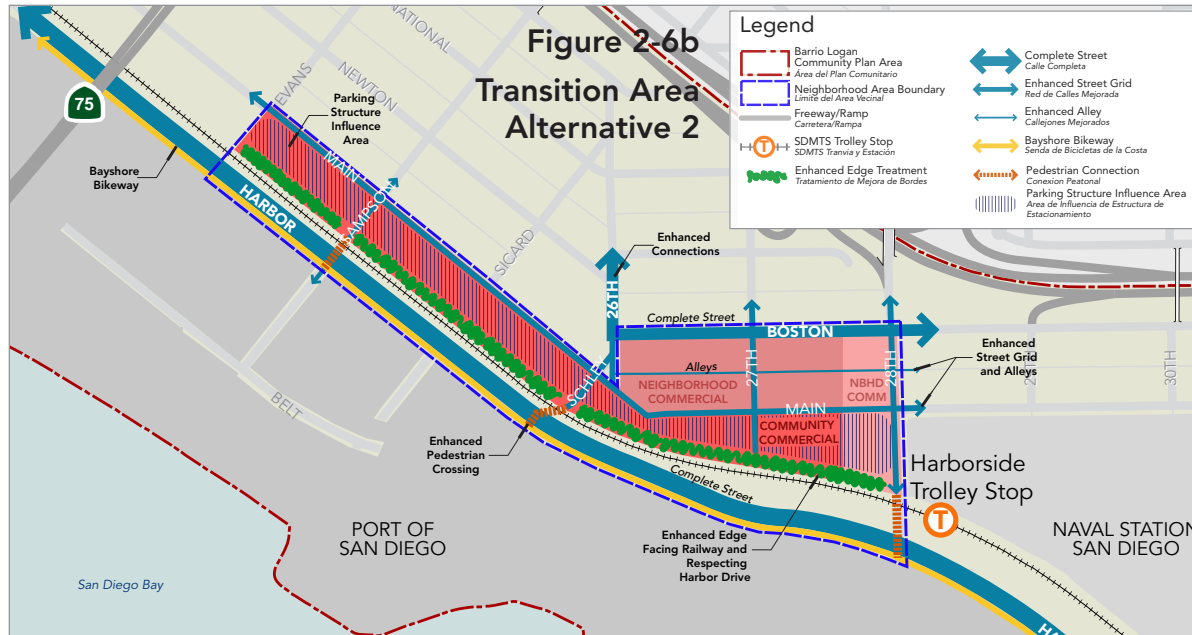
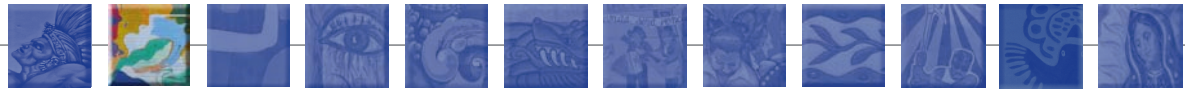
**Policy 2.7.15** Include active uses such as commercial services and retail uses to engage and enliven the street in the Transition Zone.

**Policy 2.7.16** Include active uses such as lobbies, offices, and retail areas to provide transparency on the street.

**Policy 2.7.17** Protect and promote activities, by prohibiting construction of new housing and limiting the amount of office and retail uses that can be introduced.

**Policy 2.7.18** Treat building facades facing the rail road right-of-way as primary façades. These facades should use quality materials, and screen the service and loading areas from the right-of-way.

**Policy 2.7.19** Ensure that Heavy Commercial uses (Alternative 2) do not cause negative effects to the surrounding community.



*Incorporate landscaping and include active uses such as offices within light industrial buildings to enliven the street edge in Transition Zone areas*

**Policy 2.7.20** Screen Heavy Commercial uses to by including a significant landscaping buffer, a minimum 10' wide sidewalk as well as shade-producing street trees.

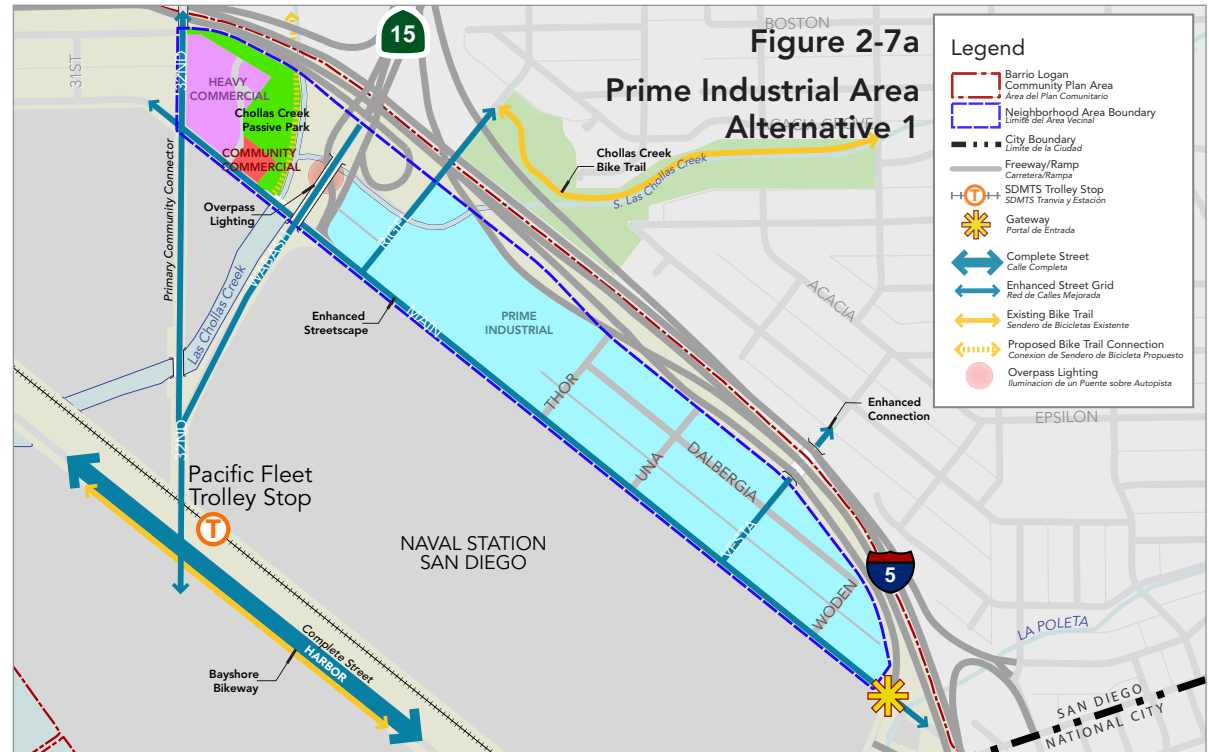
**Policy 2.7.21** Ensure that truck and auto ingress and egress are taken from the west side of properties facing the railway and trolley tracks in order to minimize impacts to the community east of Main Street.

**Policy 2.7.22** Enhance infrastructure and working environment within areas designated for maritime uses to better serve businesses and industry.





*Prime Industrial Use Areas should provide pleasant working environments*

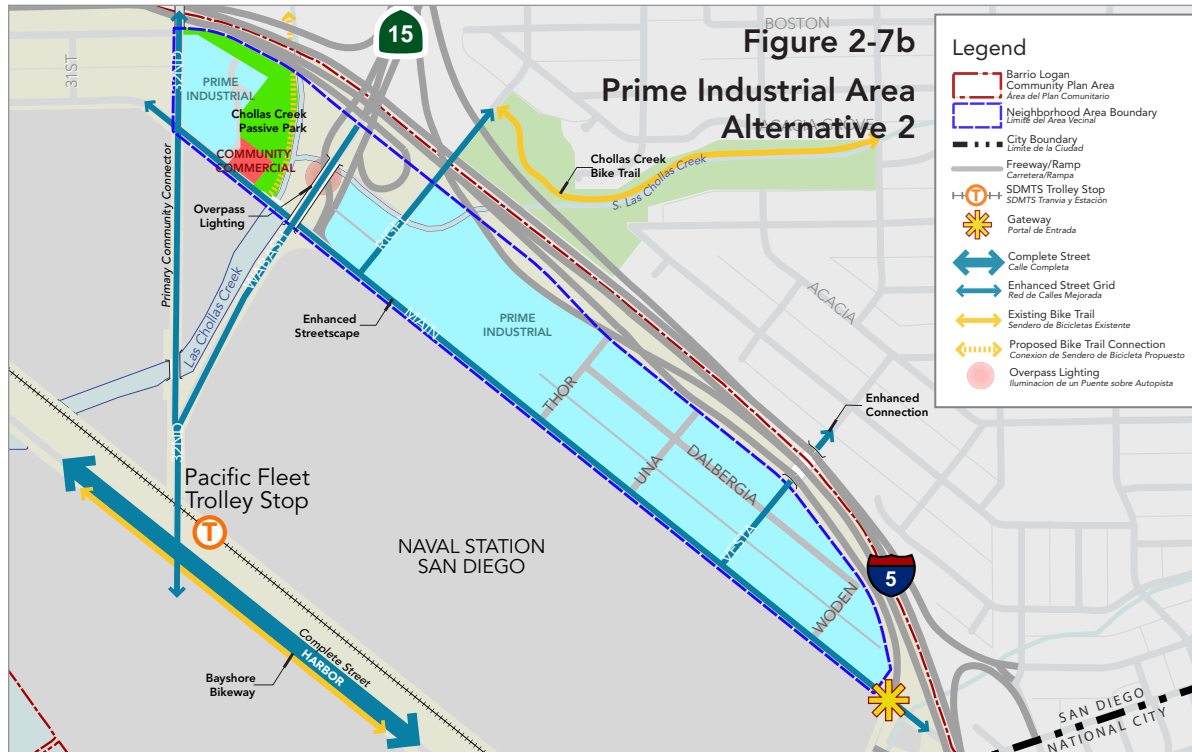
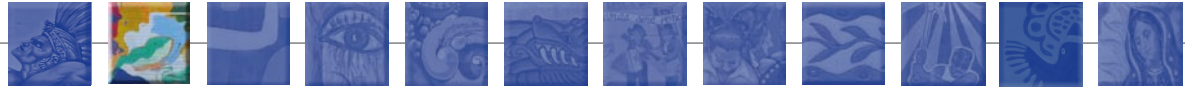


## PRIME INDUSTRIAL AREAS

Barrio Logan's Prime Industrial Areas are a long-term and critical element of the region's economy. Figure 5.1 illustrates the Prime Industrial Area in Barrio Logan.

## PRIME INDUSTRIAL AREA POLICIES

**Policy 2.7.23** Protect stock of existing buildings used by, or appropriate for, industrial businesses by restricting conversions of industrial buildings for retail or office uses identified as Prime Industrial Land.



**Policy 2.7.24** Apply restrictive heavy industrial zoning to areas identified as Prime Industrial Land to ensure that sensitive receptor and public assembly land uses will not result in land use conflicts or otherwise diminish the availability or attractiveness of these areas to existing and future industrial uses.

**Policy 2.7.25** Ensure new land uses adjacent to Prime Industrial areas do not conflict with existing industrial operations characteristic of these areas or conflict with transportation access to these areas.

**Policy 2.7.26** Design industrial structures along 32nd Street in Alternative 2 to create the least amount of impact on the sensitive receptors that are adjacent to 32nd Street.

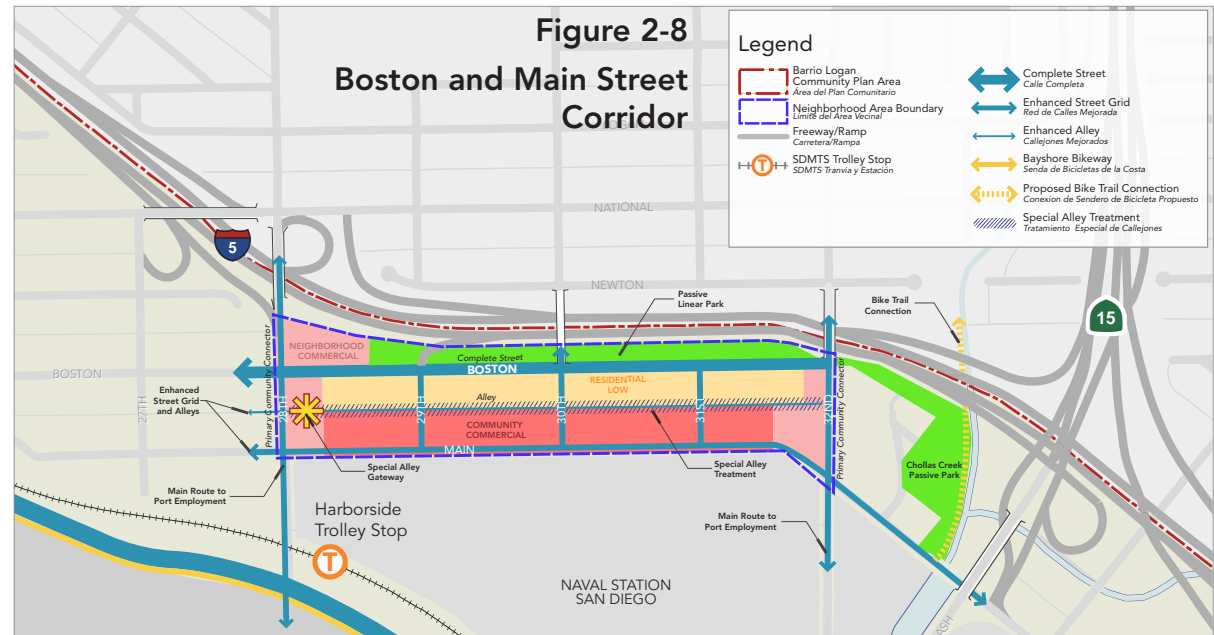


*Heavy industrial buildings provide an opportunity to integrate production and distribution activities with research, design and maintenance*

## BOSTON AND MAIN STREET CORRIDOR

Boston Avenue between 28th Street and 32nd Street is defined by primarily single family homes. Main Street between 28th Street and 32nd Street is characterized by a wide array of commercial, industrial and residential uses. The Mobility Element of the Plan provides policies for reducing the street width along Boston Avenue between 29th Street and 32nd Street from 60-feet to 40-feet in order to slow traffic speeds and to improve safety for residents. Main Street is envisioned to intensify with higher intensity commercial and office uses.

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## BOSTON AND MAIN STREET CORRIDOR POLICIES

**Policy 2.7.23** Enhance low density residential neighborhood along Boston Avenue and mixed-use nature of Main Street by encouraging appropriately scaled and sited infill development.

**Policy 2.7.24** Rehabilitate existing residential units along Boston Avenue that contribute to the character and fabric of this area.

**Policy 2.7.25** Encourage development of companion units along Boston Avenue.

**Policy 2.7.26** Encourage single-family residential units with front yard porches along Boston Avenue.

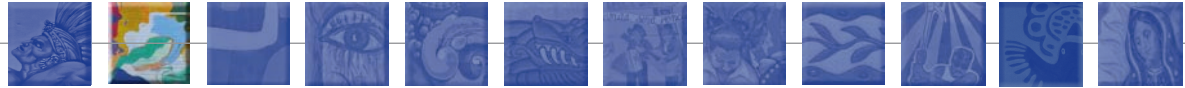
**Policy 2.7.27** Reduce width of Boston Avenue from 60 feet to 40 feet as cited in the Mobility Element of the Plan.

**Policy 2.7.28** Create a passive trail that includes recreational opportunities along the north side of Boston Avenue between 29th Street and 32nd Street.

**Policy 2.7.29** Encourage office and commercial retail serving uses along Main Street.

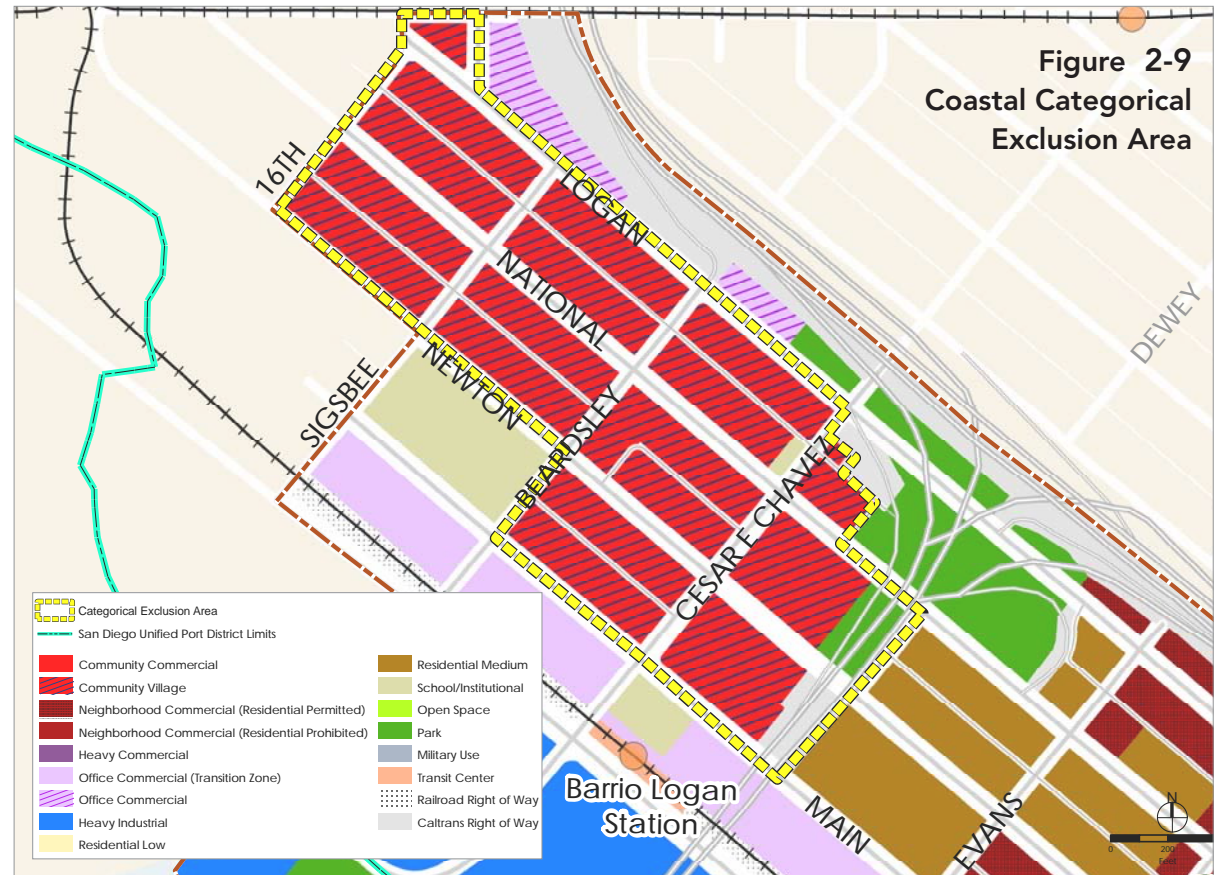
**Policy 2.7.30** Respect existing development pattern of Main Street by utilizing smaller-scale infill commercial and office development.





## 2.8 COASTAL DEVELOPMENT PERMIT CATEGORICAL EXCLUSION

Development within the Barrio Logan Community Village that complies with underlying base zone requirements is categorically excluded from obtaining a Coastal Development Permit pursuant to Categorical Exclusion Order Number \_\_\_\_<sup>1</sup>. The exclusion is intended to incentivize revitalization of the Community Village. The area subject to the exclusion is depicted in Figures 2-9.



<sup>1</sup> The Categorical Exclusion Order Number will be created once the Community Plan is approved.





## CHAPTER THREE

# mobility element

### IN THIS CHAPTER

Goals

Walkability & Complete Streets

Transit Services  
and Facilities

Streets and Freeways

Transportation  
Demand Management

Bicycling

Parking

Goods Movement and  
Freight Circulation

Barrio Logan's location on the San Diego waterfront, proximity to downtown San Diego, and older urban and mixed use characteristics combined with the existing transportation infrastructure and services in the community create unique opportunities and challenges in planning for mobility in Barrio Logan. All modes of surface transportation have an important role in serving the existing and future needs of the community.

Although Barrio Logan is one of the smallest community planning areas, it has a large amount of land area devoted to transportation. Three freeways, Interstate 5 (I-5), State Route 15 (SR-15) and State Route 75 (SR-75) along with the rail corridor parallel to Harbor Drive provide regional access but also interrupt the connectivity of the established grid pattern of streets. Despite several pedestrian and vehicular over and undercrossings, these facilities create perceived physical and perceptible barriers. The multiple access and exit ramps to and from the freeways contribute to the traffic operations challenges.

It is the intent of the Mobility Element to preserve the essential character of the neighborhood while supporting a full, equitable range of choices for the movement of people and goods to, within, and from the Port tidelands and throughout the Barrio Logan community. The Mobility Element supports and helps to implement the General Plan at the community plan level by including specific goals, policies, and recommendations that will improve mobility through the development of a balanced, multi-modal transportation network.



## GOALS

- Pedestrian-friendly facilities throughout the community with an emphasis on Cesar E. Chavez Parkway, 28th Street, the National Avenue/26th Street/Boston Avenue corridor, and Harbor Drive.
- Transit as a mode of choice for residents and employees in the area by supporting improvements to transit service and infrastructure.
- Adequate capacity and improved regional access for vehicular traffic on heavily traveled roadways through focused improvements.
- A parking management strategy that reduces the parking impacts associated with Port tenant and Naval facilities on Barrio Logan streets.
- A safe bicycle network that connects community destinations and links to surrounding communities and the regional bicycle network.
- Safe and efficient truck routes for access to San Diego Bay-front industries as well as businesses within the Barrio Logan community that minimize the negative impacts associated with truck traffic.

## 3.1 WALKABILITY

Barrio Logan has several important features of a walkable community including its fine-grained mix of residential and neighborhood serving commercial uses in the village area and basic grid network of streets throughout. Walking is commonplace in Barrio Logan and sidewalks exist on virtually all streets. Deficiencies in the pedestrian environment include the barriers presented by the rail and freeway infrastructure, large land parcels, industrial uses interspersed throughout the neighborhood, and inadequate sidewalks and pedestrian facilities on higher pedestrian and traffic volume streets. Pedestrian routes in Barrio Logan have been classified based on definitions in the City's Pedestrian Master Plan and are shown in Figure 3-1, Pedestrian Routes.

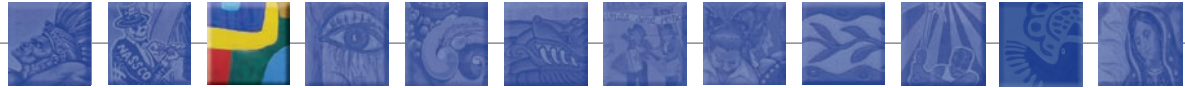
The Mobility Element promotes the concept of Complete Streets in which roadways are designed and operated to enable safe, attractive, and comfortable access and travel for all users. Pedestrians, bicyclists, motorists and public

transport users of all ages and abilities are able to safely and comfortably move along and across a complete street. Complete streets create a sense of place and improve social interaction and may include:

- Sidewalks and buffer areas
- Bicycle lanes
- Well designed and well placed crosswalks
- Raised crosswalks, medians or crossing islands in appropriate midblock locations
- Special bus lanes
- Accessible pedestrian signals
- Sidewalk bulb-outs
- Street trees, planter strips and ground cover, staggered parking, and other 'traffic calming' techniques which tend to lower speeds and define an edge to travel ways
- Center medians with trees and ground cover
- Reduction in numbers of driveways



*Barrio Logan served by Blue Line trolley*



All recommended improvements in the Mobility Element were developed with consideration of implementing complete streets. General Plan policies ME-A.6 through ME-A.9 as well as the Traffic Calming Toolbox, Tables ME-1 and ME-2, should be consulted for additional policies.

## WALKABILITY POLICIES

**Policy 3.1.1** Support and promote the completion of sidewalk and intersection improvements along Harbor Drive including the intersections at: Sampson Street, Cesar E. Chavez Parkway, Schley Street, 28th Street and 32nd Street.

**Policy 3.1.2** Support improvements to grade-separate the Cesar E. Chavez Parkway, 28th Street and 32nd Street Trolley tracks in order to enhance pedestrian, bicycle, auto and truck circulation.

**Policy 3.1.3** Install missing sidewalk and curb ramps and remove accessibility barriers.

**Policy 3.1.4** Provide marked crosswalks and pedestrian countdown timers at all signalized intersections.



*Pleasant pedestrian environment*

**Policy 3.1.5** Work with Caltrans to redesign the access to the San Diego-Coronado Bay Bridge onramp at Cesar E. Chavez Parkway and Logan Avenue to improve the pedestrian environment.

**Policy 3.1.6** Improve the pedestrian environment adjacent to transit stops through the installation and maintenance of signs and crosswalks and other appropriate measures.

**Policy 3.1.7** Redesign underutilized portions of streets as public spaces, such as widened sidewalks and curb bulb-outs along Boston Avenue, 26th Street, 28th Street, National Avenue and Cesar E. Chavez Parkway.

**Policy 3.1.8** Provide shade-producing street trees and street furnishings with an emphasis in the Community Village and Historic Core areas.

**Policy 3.1.9** Design the corners of intersections along Cesar E. Chavez Parkway at Logan Avenue, National Avenue, Newton Avenue and Main Street to accommodate public gathering spaces while maintaining the safety and flow of vehicular traffic.



*Improve pedestrian environment*

**Policy 3.1.10** Retrofit freeway underpasses with architectural lighting to foster pedestrian connections beneath. High priority retrofit projects include the Cesar E. Chavez Parkway underpass as well as the Wabash Street underpass.

**Policy 3.1.11** Where possible, transform unused rail and freeway rights-of-way into landscaped features to provide a pleasant and safe route for pedestrians. Priority improvements include the areas along the east side of Harbor Drive between 32nd Street and Downtown San Diego and adjacent to I-5, SR-75 and SR-15 where the freeway is at-grade or elevated.

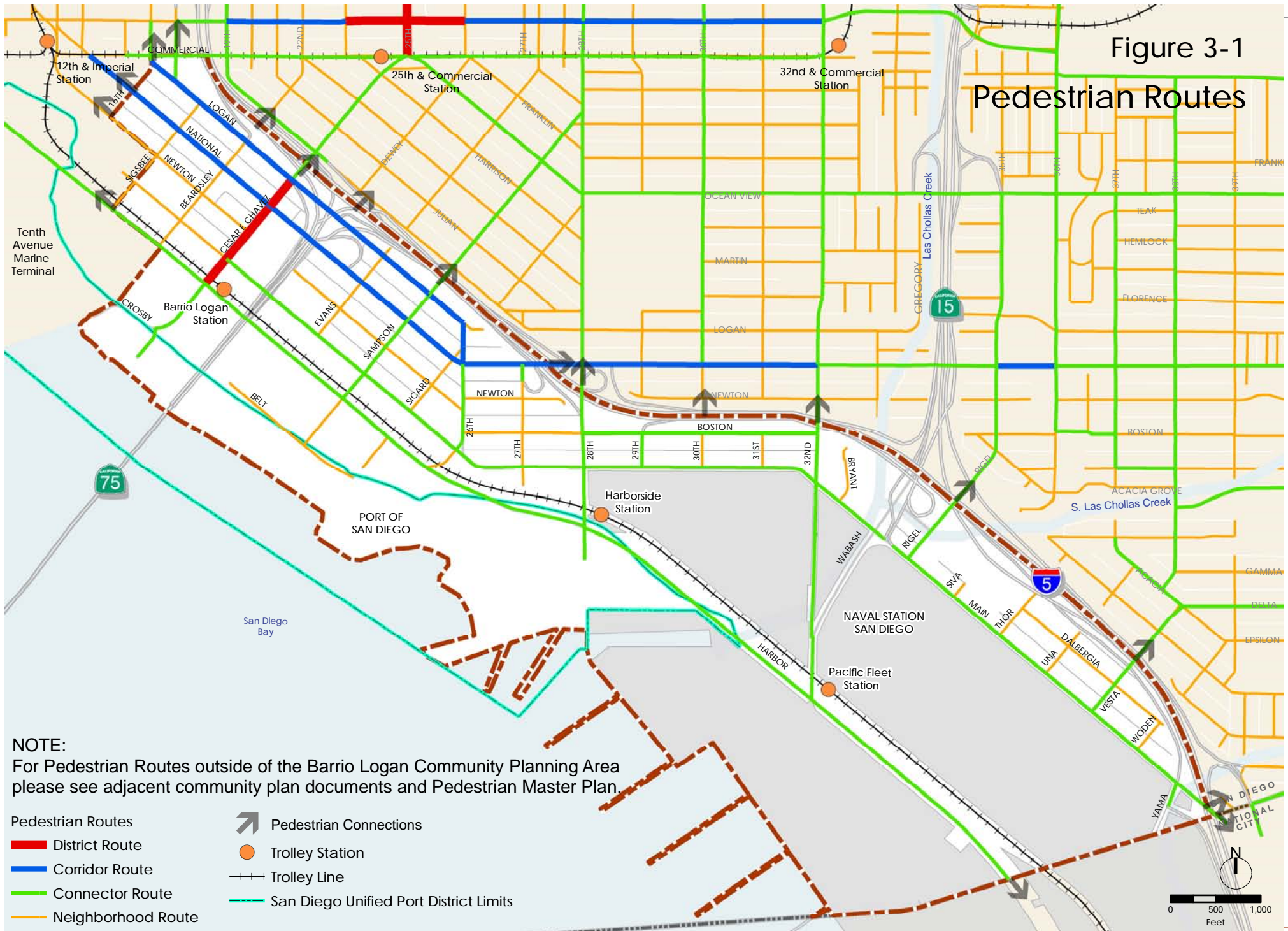
## 3.2 TRANSIT SERVICES AND FACILITIES

Barrio Logan is well served by both local and regional transit. Figure 3-2 illustrates the transit routes and stops within the community. Approximately 88 percent of the community is within one-eighth of a mile or 660 feet of a transit station or stop, and 100 percent of the community is within one-quarter of a mile.

The Metropolitan Transit System (MTS) provides trolley service via the Blue Line that runs from Old Town to San Ysidro, with stations at Cesar E. Chavez Parkway, 28th Street, and 32nd Street. MTS bus routes serving Barrio Logan, as of 2011, are shown on Figure 3-2. In addition to all of the MTS transit stations and stops, a jitney stop exists on the north side of Harbor Drive just west of



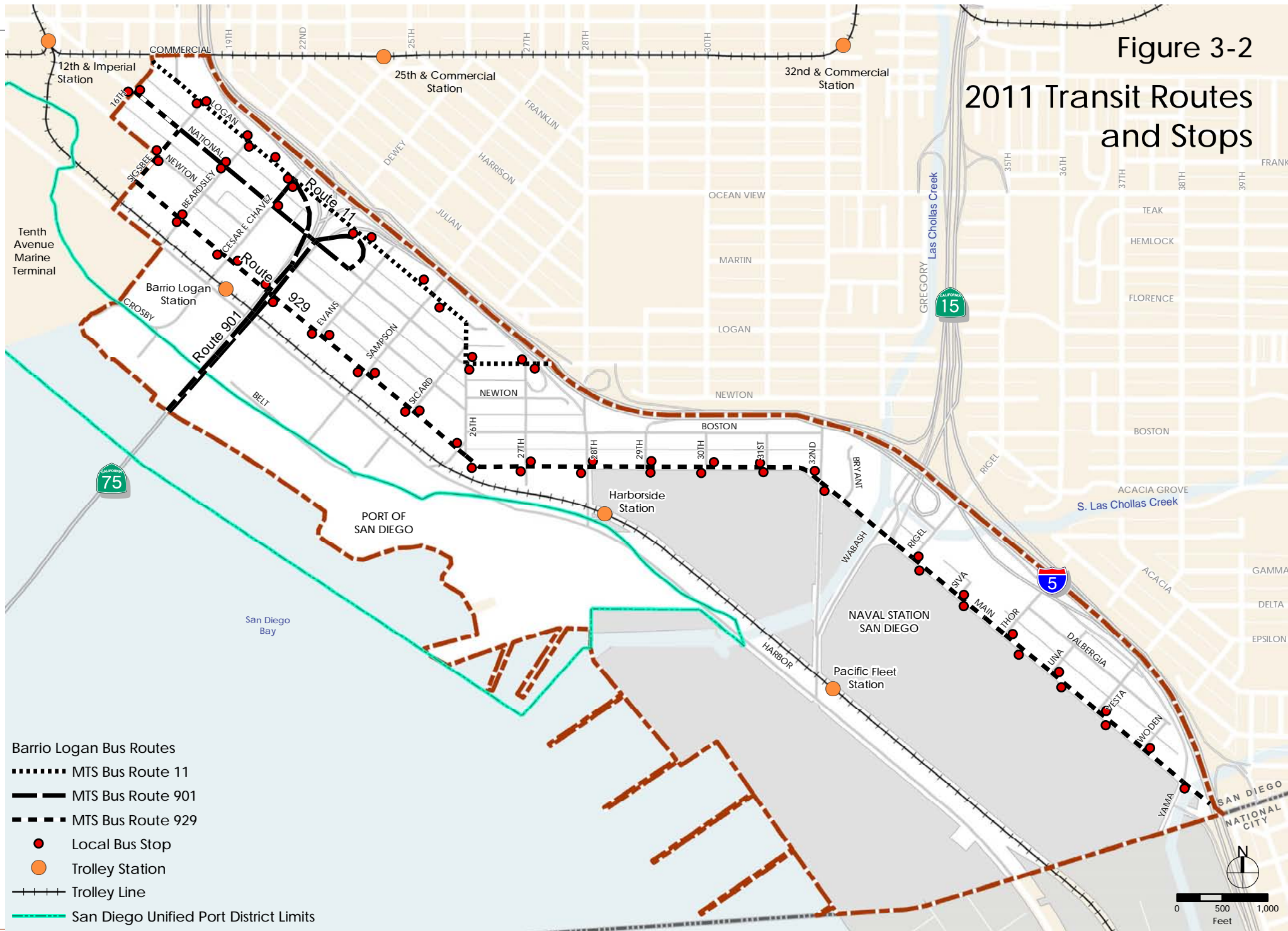
Figure 3-1  
Pedestrian Routes



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Figure 3-2  
2011 Transit Routes  
and Stops



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32nd Street. The jitney operates like a flexible bus route. General Plan policies ME-B.1 through ME-B.10 should be consulted for additional policies and guidance.

### 3.2 TRANSIT SERVICES AND FACILITIES POLICIES

**Policy 3.2.1** Reduce existing curb cuts where possible to minimize vehicular conflicts with pedestrians and buses on important transit and neighborhood commercial streets such as National Avenue and Main Street.

**Policy 3.2.2** Improve the environment surrounding bus and trolley stops through installation of curb extensions, shelters, additional seating, lighting, and landscaping where appropriate.

**Policy 3.2.3** Provide enhanced amenities and reflect the importance of the stations along Harbor Drive at Cesar E. Chavez Parkway and 28th Street through unique shelter designs, artwork and real-time transit information.



*Maximize shade producing trees*

**Policy 3.2.4** Highlight the presence of each of the three trolley stations through street treatments and signage on pedestrian routes to and from each of the stations.

**Policy 3.2.5** Work with MTS to incorporate measures to improve personal safety such as lighting, emergency call boxes, and similar upgrades at each of the trolley stations.

**Policy 3.2.6** Work with the San Diego Association of Governments (SANDAG) to incorporate transit infrastructure and service enhancements for Barrio Logan in the Regional Transportation Plan including roadway-rail grade separations at Cesar E. Chavez Parkway, 28th Street, and 32nd Street.

### 3.3 STREETS AND FREEWAYS

New residential, commercial and industrial development in Barrio Logan will generate additional travel in and through the area. Figure 3-3 shows the existing (2008) street classifications and average daily traffic (ADT) volumes. Figure



*Retrofitting freeways with architectural lighting*

3-4a and 3-4b show the planned buildout street classifications for Land Use Alternatives 1 and 2, shown in Figures 2-1 and 2-2 and projected buildout average daily traffic.

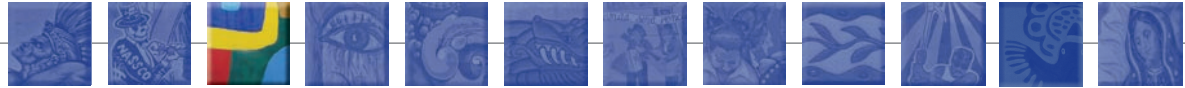
Efforts should be made to direct some of the new trips to public transit, walking, and biking, while also accommodating new vehicle traffic and minimizing conflicts between modes. Targeted street improvements, transportation systems management techniques, and traffic calming projects should be implemented and expanded to increase street capacity, reduce congestion, reduce speeding and improve neighborhood livability. New technologies should be pursued to respond to current traffic conditions, and move people and goods safely and efficiently throughout the community.

General Plan policies ME-C.1 through ME-C.7 and Table ME-2 Traffic Calming Toolbox should be consulted for additional policies and guidance.



*Barrio Logan trolley station*





### Cesar E. Chavez Parkway Ceremonial Street

The Cesar E. Chavez Ceremonial Street will serve as the spine of the Community Village and provides an enhanced multi-modal connection between Chicano Park and the bayfront. The Ceremonial Street is anchored by the Mercado Commercial Mixed Use project.

The intent of these improvements is to provide just enough roadway capacity to serve projected needs, slow the speed of traffic on the roadway, enhance bicyclist experience by providing sharrows (a shared auto/bike lane), provide pedestrian friendly walkways and cross walks, and make the street a focal point for the community through landscape treatments.

### 3.3 STREETS AND FREEWAY POLICIES

**Policy 3.3.1** Maintain the grid network of streets and alleys.

**Policy 3.3.2** Design publicly-accessible alleys to break up the scale of large developments and allow additional access to buildings.

**Policy 3.3.3** Discourage vacating streets or alleys, or selling public rights-of-ways including streets or alleys except in cases where significant public benefits can be achieved.

**Policy 3.3.4** Encourage the Port to site new structures on Port lands so as not to obstruct public views of the bay from City streets, and to extend east-west streets to the water's edge to facilitate public access to the waterfront.

**Policy 3.3.5** Implement the Boston Avenue Linear Passive Park Trail and enhance the pedestrian connection through this area.

**Policy 3.3.6** Introduce traffic calming measures where appropriate to improve pedestrian safety and comfort, and to reduce speeding and traffic diversion from arterial streets onto residential streets and alleyways.

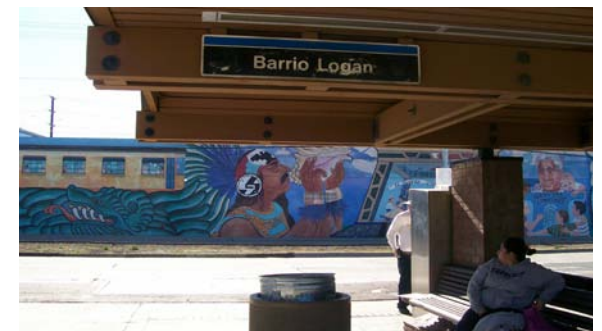
**Policy 3.3.7** Implement Intelligent Traffic Systems (ITS) strategies such as smart parking technology, dynamic message signs, and traffic signal coordination to reduce traffic congestion along Harbor Drive, 28th Street and 32nd Street.

**Policy 3.3.8** Support roadway-rail grade separation of the trolley by SANDAG at Cesar E. Chavez Parkway, 28th Street, and 32nd Street.

**Policy 3.3.9** Coordinate with the US Navy to reduce congestion on 32nd Street through the construction of the Vesta Street overcrossing at Harbor Drive and operational improvements at the intersection of 32nd Street, Norman Scott Road and Wabash Street.



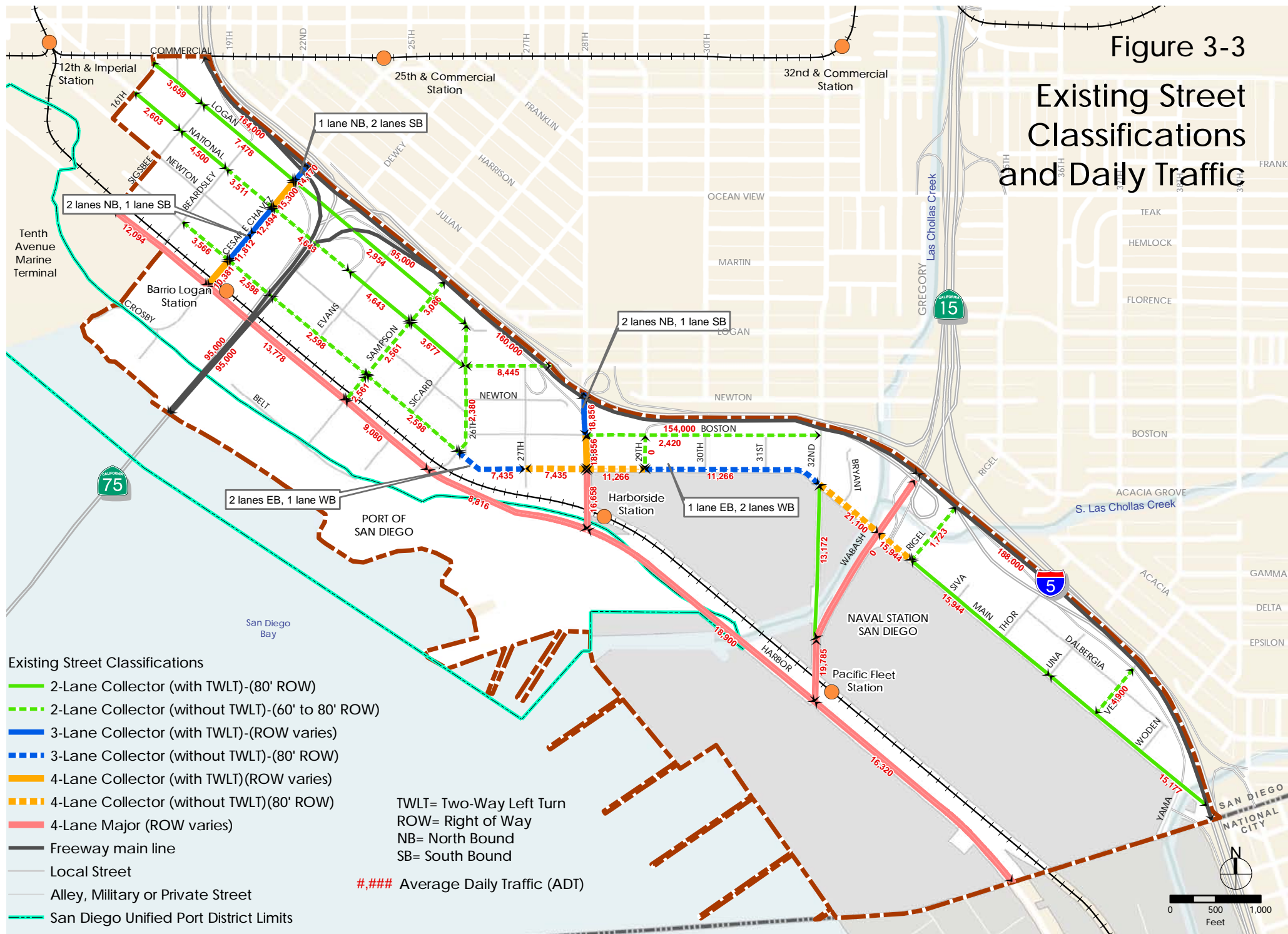
Artist rendition of proposed Cesar E. Chavez Parkway Ceremonial Street



Provide additional amenities at the Barrio Logan trolley station  
BARRIO LOGAN COMMUNITY PLAN

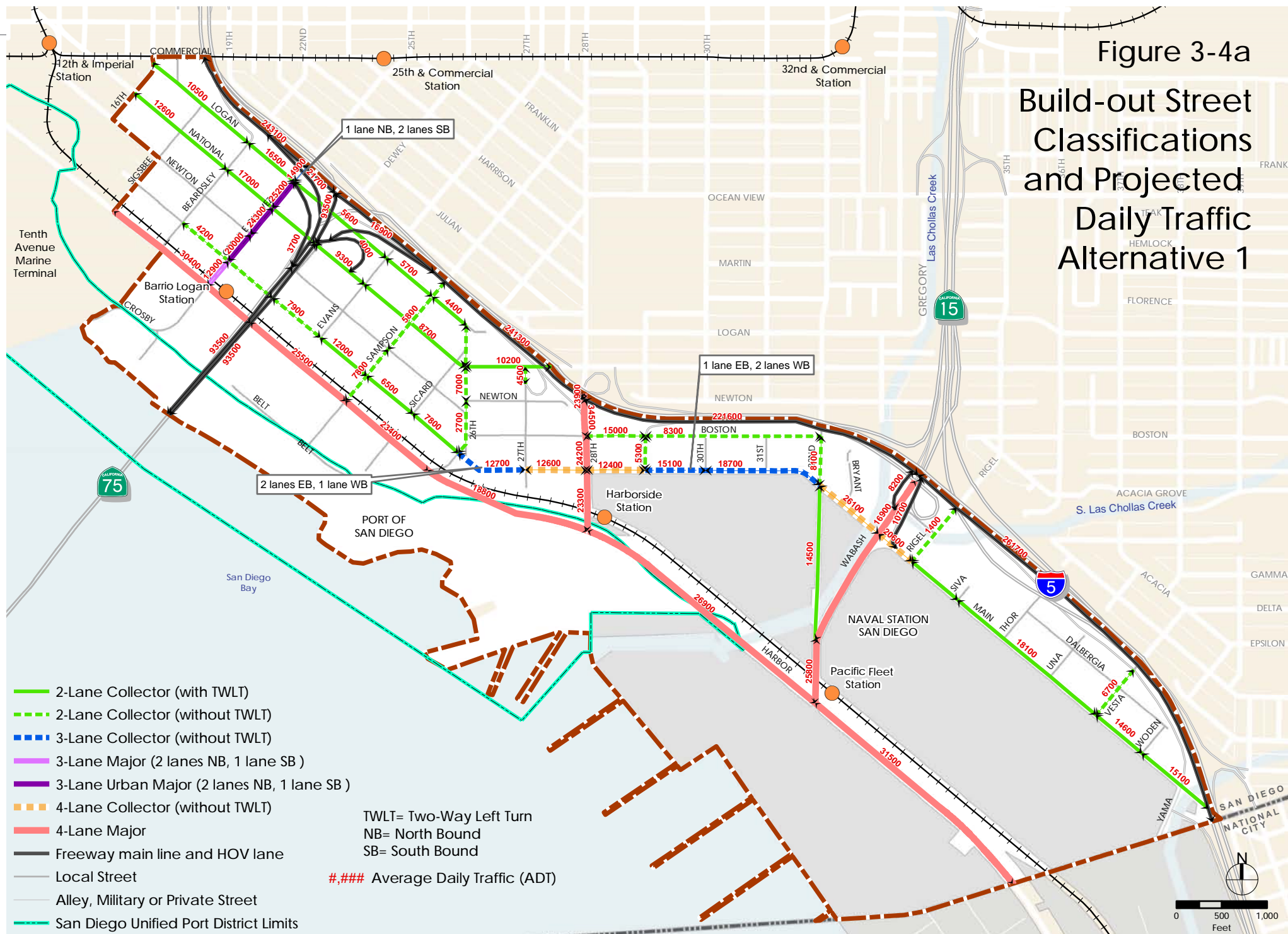


Figure 3-3  
Existing Street  
Classifications  
and Daily Traffic



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Figure 3-4a  
Build-out Street  
Classifications and Projected  
Daily Traffic  
Alternative 1



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### 3.4 TRANSPORTATION DEMAND MANAGEMENT

Transportation Demand Management (TDM) combines marketing and incentive programs to reduce dependence on automobiles and encourage use of a range of transportation options, including public transit, bicycling, walking and ridesharing. These are important tools to reduce congestion and parking demand and are viable in Barrio Logan. General Plan policies ME-E.1 through ME-E.8 should be consulted for additional policies and guidance.

#### TRANSPORTATION DEMAND MANAGEMENT POLICIES

**Policy 3.4.1** Encourage new residential, office and commercial developments, as well as any new parking garages to provide spaces for carsharing.

**Policy 3.4.2** Encourage large employers and institutions in the Barrio Logan area such as



*Well designed and convenient bicycle facilities*

the Port tenants, and the Community College District to provide transit passes at reduced rates to employees and students and to allow for flexible work and school schedules in order to shift trips to off-peak periods.

**Policy 3.4.3** Encourage new residential development to provide transit passes to residents.

**Policy 3.4.4** Encourage new commercial, office and industrial development to provide transit passes to employees.

**Policy 3.4.5** Encourage employers to coordinate with SANDAG to provide commuter transportation programs.

### 3.5 BICYCLING

Barrio Logan's flat topography makes it well suited for bicycling. All recommended bicycle facilities are shown on Figure 3-5. General Plan policies ME-F.1 through ME-F.6 should be consulted for additional policies and guidance. Key proposed

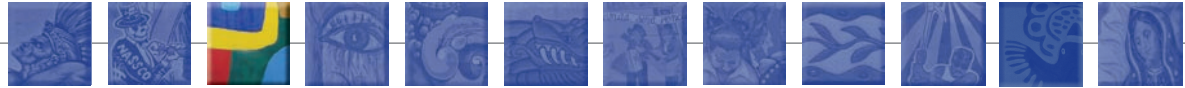
bike corridors include:

- **National Avenue** which provides a direct connection to Downtown and centralized connections to important institutions and commercial uses within the community.
- **Harbor Drive** which connects to downtown and is the location for the Bayshore Bikeway.
- **28th Street** which provides connections to Southeastern San Diego, Golden Hill and Balboa Park.
- **Cesar E. Chavez Parkway** which provides connections to San Diego Bay, Southeastern San Diego, Golden Hill and Balboa Park.
- **Bayshore Bikeway** which provides a continuous loop route around San Diego Bay comprised of Class 1 and Class 2 facilities along the Harbor Drive corridor.



*Transportation Demand Management practices should encourage the use of bicycling and walking*





## BICYCLING POLICIES

**Policy 3.5.1** Provide and support a continuous network of safe, convenient and attractive bicycle facilities connecting Barrio Logan to the citywide bicycle network and implementing the San Diego Bicycle Master Plan and the Bayshore Bikeway.

**Policy 3.5.2** Provide secure, accessible and adequate bicycle parking, particularly at Barrio Trolley Station located at Cesar E. Chavez Parkway, 28th Street and 32nd Street trolley stations, within shopping areas including the Mercado Commercial District, and at concentrations of employment throughout the community.

**Policy 3.5.3** Work with Caltrans to retrofit the pedestrian overcrossing stairways over I-5 at Beardsley Street and 30th Street to add bike rails to facilitate wheeling a bicycle up the stairs.



*Bike lane along Harbor Drive*

## 3.6 PARKING

Many of the goals and policies of this Plan depend heavily on how parking – both on and off street – is managed in Barrio Logan. These goals include reduced congestion and vehicle trips, improved transit, vibrant neighborhood commercial districts, housing production and affordability, and good urban design.

To support the needs of businesses and create successful commercial areas, on-street parking spaces should be managed to favor short-term shoppers, visitors, and loading. In residential areas such as Boston Avenue and along Newton Avenue, curbside parking should be managed to favor residents. A reduction of minimum off-street parking requirements in new residential and commercial developments, while continuing to permit reasonable amounts of parking if desired, allows developers more flexibility in how they choose to use scarce developable space but may cause community parking impacts.



*Innovative parking management strategies*

Development could be built with reduced off-street parking yet still accommodate the parking needs of drivers through supply and demand measures such as innovative shared parking arrangements, provision of community parking garages, or other means. Community parking garages would ideally be located within the Community Village area and in the Transition Area. These future shared parking structures are envisioned to provide parking for multiple users. General Plan policies ME-G.1 through ME-G.5 as well as Table ME-3 (Parking Strategies Toolbox) should be consulted for additional policies and guidance.

## PARKING POLICIES

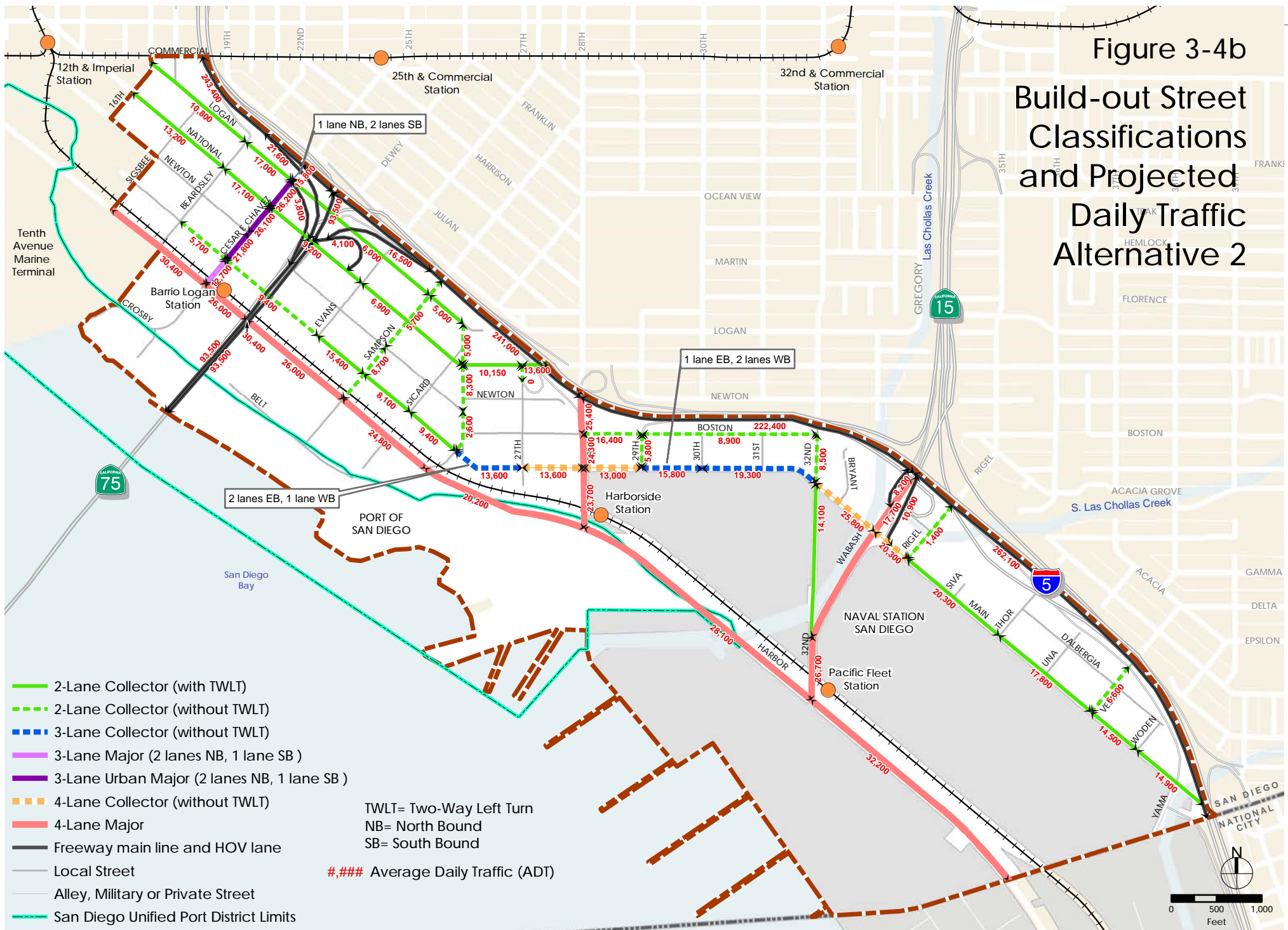
**Policy 3.6.1** Establish parking policies that reduce parking congestion.

**Policy 3.6.2** Permit construction of public parking garages that include shared parking arrangements that efficiently use space, are appropriately designed, and reduce the overall number of off-street parking spaces required for development.

**Policy 3.6.3** Encourage shared parking arrangements upon completion of a parking structure that accommodates the parking needs of the maritime and port-related industries.

**Policy 3.6.4** Encourage parking spaces to be rented, leased, or sold separately from new residential and commercial space.

Figure 3-4b  
Build-out Street  
Classifications and Projected  
Daily Traffic  
Alternative 2

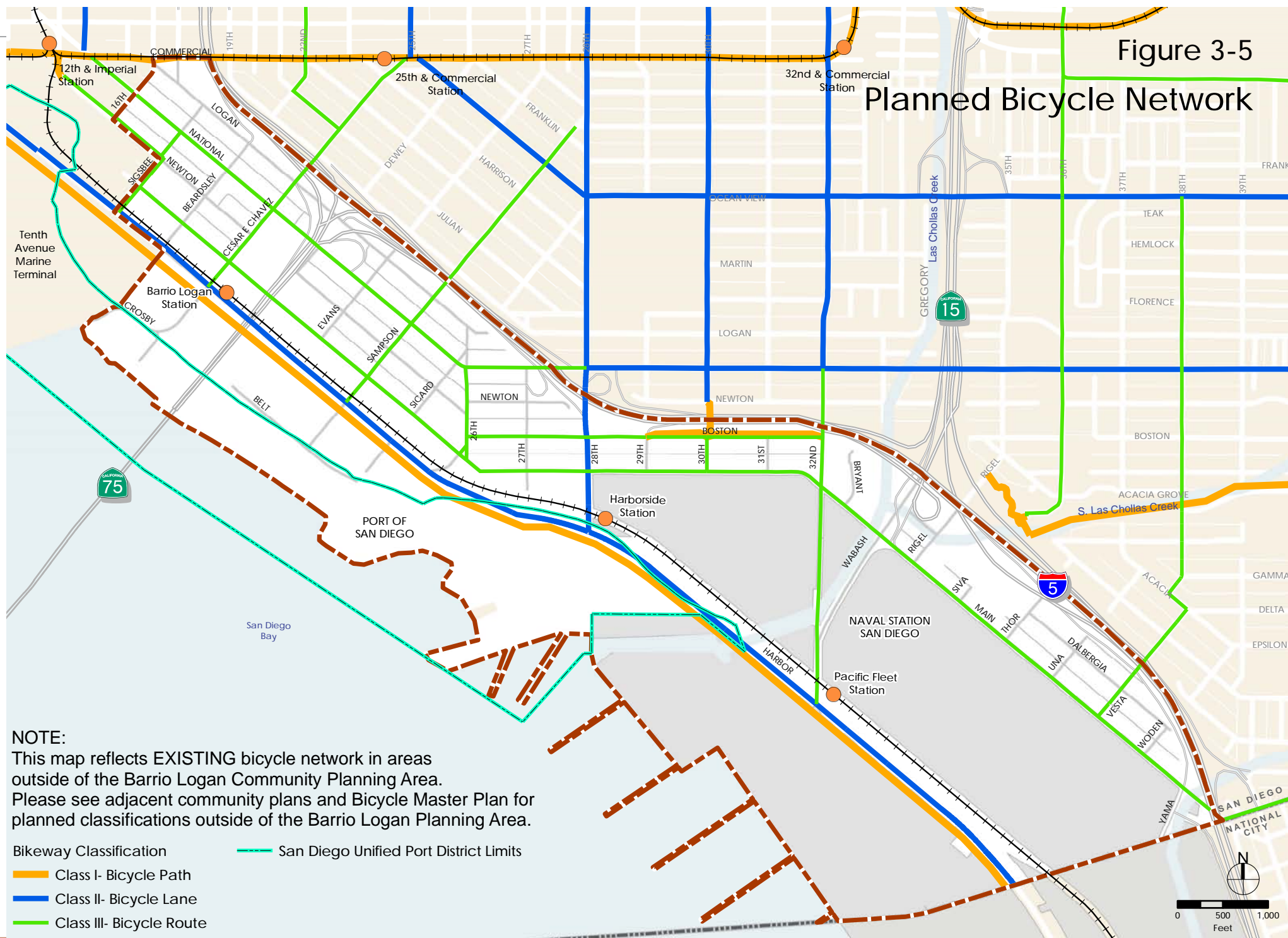


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Figure 3-5

# Planned Bicycle Network



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**Policy 3.6.5** Implement on-street parking management strategies in the Community Village, Historic Core and Transition Area in order to more efficiently use street parking space and increase turnover and parking availability.

**Policy 3.6.6** Implement a parking in-lieu fee for new development that would contribute to implementation of parking demand reduction strategies as well as potentially fund parking structures within the community.

### 3.7 GOODS MOVEMENT AND FREIGHT CIRCULATION

Certain areas in the Barrio Logan community experience higher than average truck traffic volumes due to the industrial land uses in the community and in the adjacent Port. Truck restrictions have been implemented on various roadways in the community to eliminate the impacts of trucks traveling to and from the Tenth

Avenue Marine Terminal and other Port-related industries. Within the community, truck trips to industrial uses and deliveries to retail uses are legitimate reasons why community streets are being used by trucks. Along the recommended truck routes shown on Figure 3-7, the needs of industry should be prioritized while still accommodating pedestrians, bicyclists and cars. General Plan policies ME-J.1 through ME-J.8 should be consulted for additional policies.

### GOODS MOVEMENT AND FREIGHT CIRCULATION POLICIES

**Policy 3.7.1** In new non-residential projects, require adequate loading spaces internal to the development to minimize conflicts with users.

**Policy 3.7.2** Provide an adequate amount of short-term, on-street curbside freight loading spaces.

**Policy 3.7.3** Ensure that adopted goods movement routes including 28th Street and 32nd Street meet

the future demands of the Maritime industries as shown on the Future Street Classification Map (Figure 3-4a and 3-4b).

**Policy 3.7.4** Support the Port and Caltrans efforts to development improvements to facilitate truck access to and from Harbor Drive and SR-15.

**Policy 3.7.5** Support efforts to provide street improvements along Cesar E. Chavez Parkway to dissuade trucks accessing the Tenth Avenue Marine Terminal from using the street.

**Policy 3.7.6** Provide improvements at the intersections of Schley Street & 26th Street & Main Street, 29th Street & Main Street, and 29th Street & Boston Avenue to accommodate truck access to I-5 South.



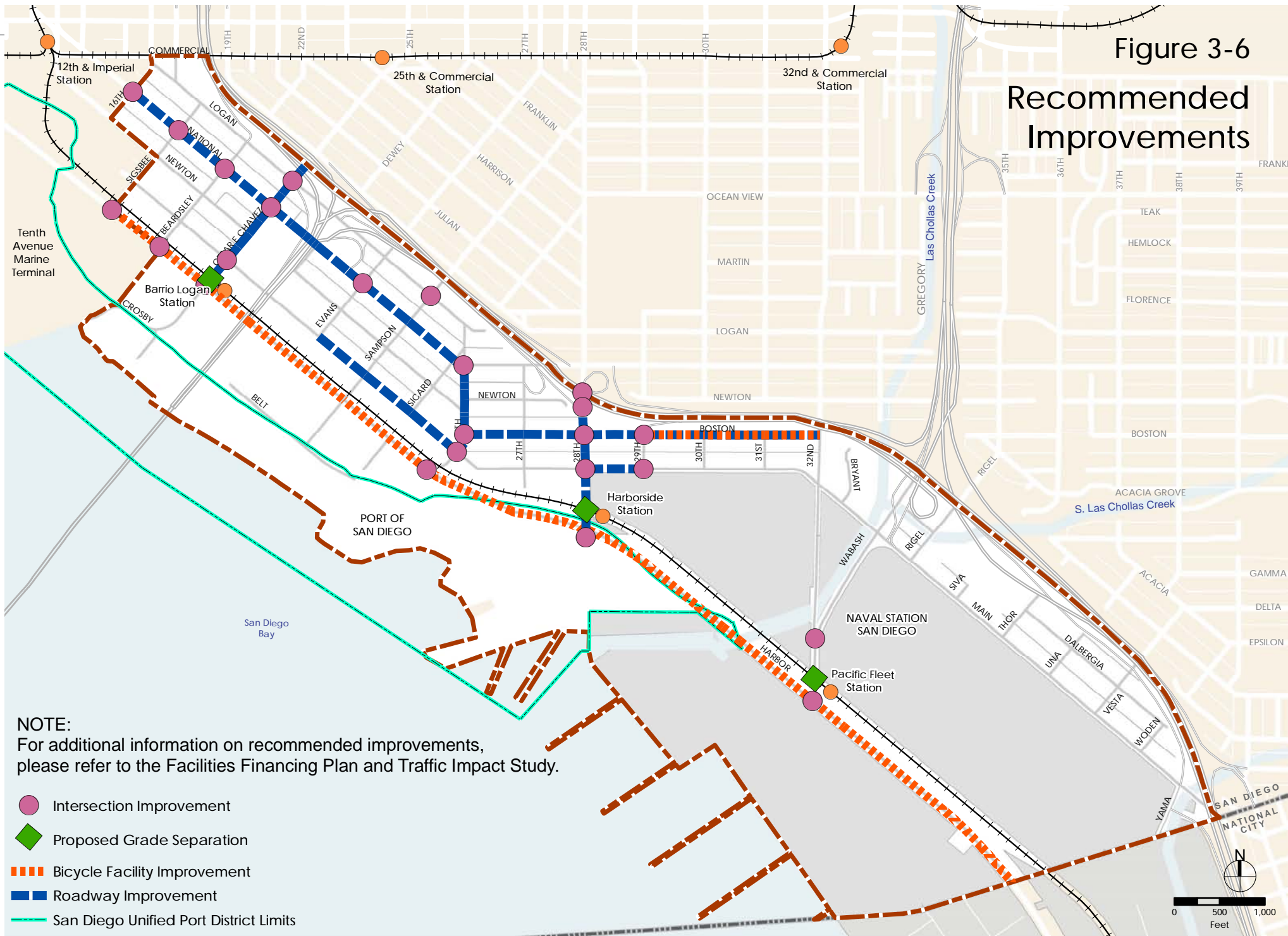
*Well managed and business friendly on-street parking*



*A typical parking garage*

Figure 3-6

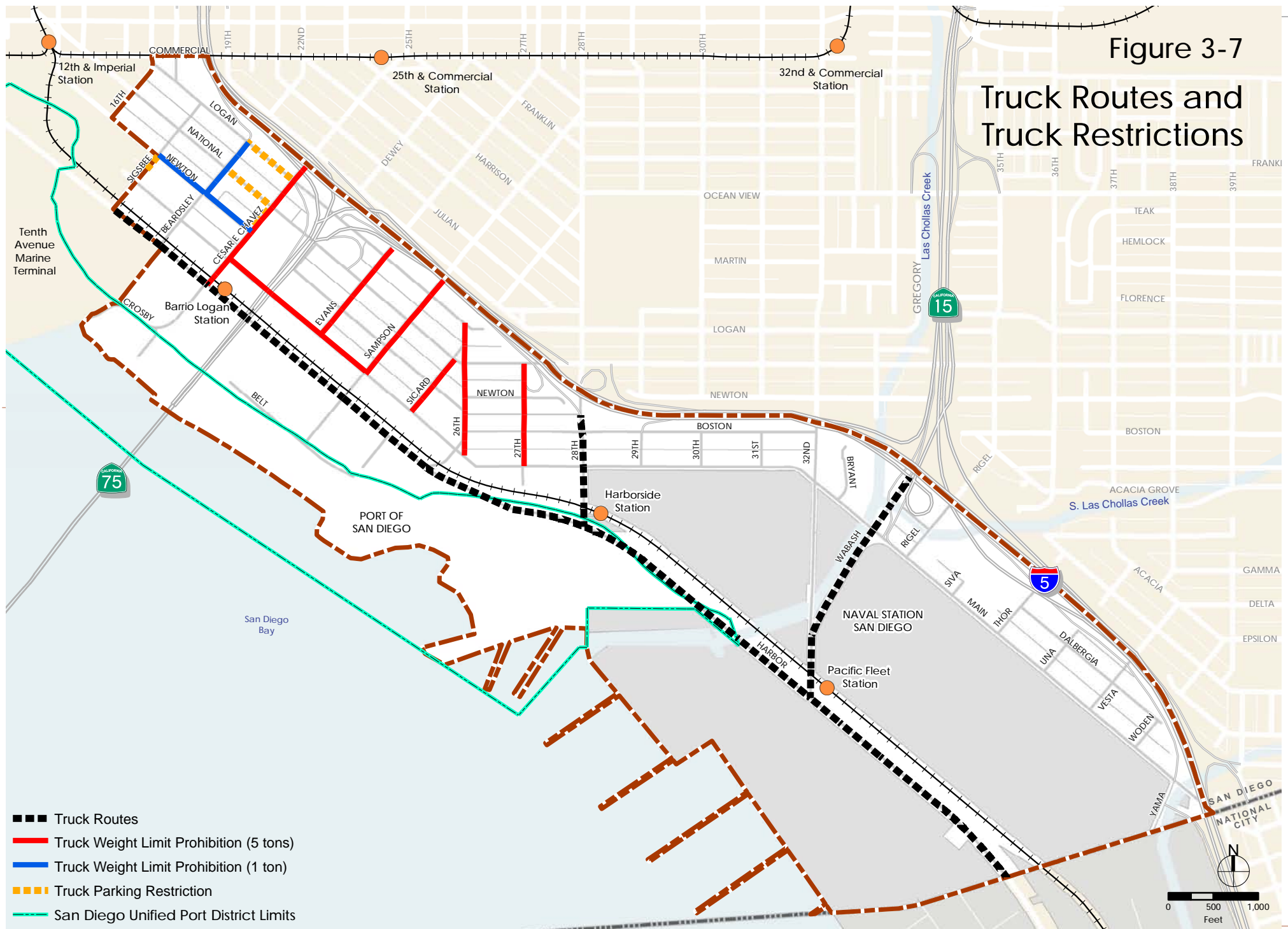
# Recommended Improvements



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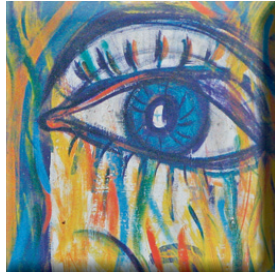
Figure 3-7

# Truck Routes and Truck Restrictions



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## CHAPTER FOUR

# urban design element

### IN THIS CHAPTER

Goals

Urban Form and  
Public Realm

Climate Sensitive Buildings

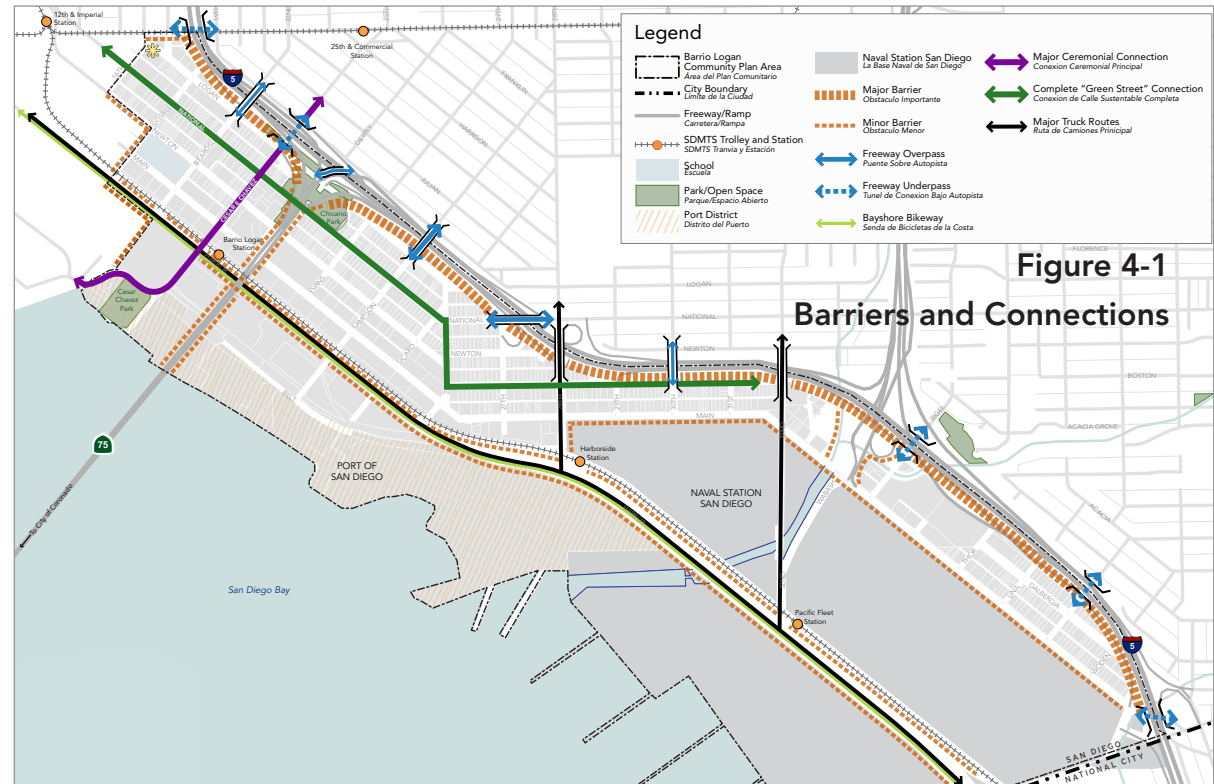
Public Views

Urban Forest/Street Trees

The Barrio Logan Urban Design Element works in conjunction with the other elements of the Community Plan. The intent is to create a pattern, scale, and character for the built environment that complements the existing community while fulfilling the land use and mobility goals. The Urban Design Element supports and implements the General Plan at the community plan level by including specific design guidelines for Barrio Logan.

## GOALS

- Promote a built environment that respects the physical, historic, and cultural character of Barrio Logan.
- Encourage development that promotes a healthy, safe, secure, and attractive urban environment.
- Enhance, expand and connect the public realm throughout the community.
- Support a pattern and scale of development that meets the diverse needs of the community.
- Reconnect the community of Barrio Logan with the San Diego Bay waterfront and surrounding communities of Logan Heights, National City, and Downtown San Diego.
- Improve the visual aesthetics of areas as seen and experienced throughout the community.
- Promote a comprehensive urban forestry program throughout the community that significantly increases the canopy cover throughout the community.



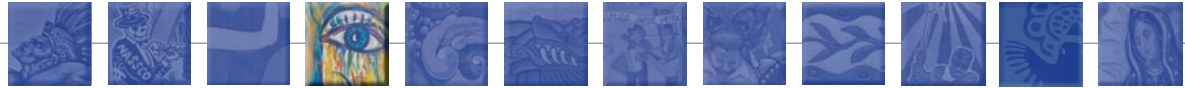
As one of San Diego's oldest communities, Barrio Logan has a long history that is evidenced in the built form, community character, and street patterns that help to define this distinctive community.

Barrio Logan's historical development along the bayfront and its varied parcel sizes - from large industrial facilities to small scale commercial, industrial and residential lots creates unique urban design opportunities and challenges. Of importance is reestablishing the historical linkages

that were broken with the construction of the freeways and railway infrastructure throughout the community as shown in Figure 4-1.

Freeways and railways are a permanent part of the urban fabric of Barrio Logan. However, urban design techniques can be used to enhance the urban environment and reconnect the important places within and outside of Barrio Logan through the design of the built environment.

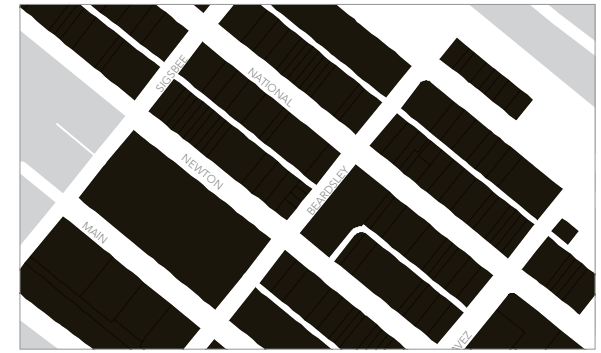
A variety of new construction at different scales is



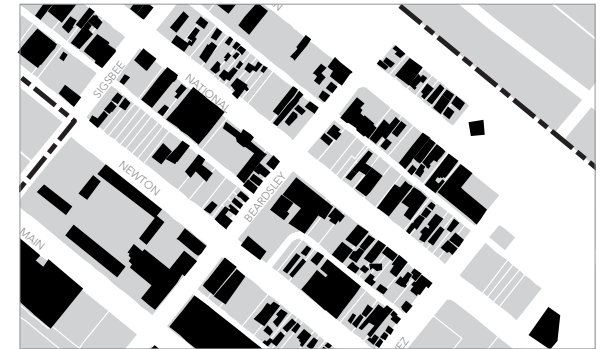
likely to occur given the demand for housing and services in Barrio Logan. Potential development ranges from façade renovations, to modest structures that will fill in gaps on small parcels within the Historic Core and in the Community Village area, to more dramatic redevelopment of large underutilized residential and industrial parcels depending on the location within the community. Development should add to Barrio Logan's character, create a human-scaled public realm, and fit within the surrounding fabric. Large developments should not overwhelm the character of the area and should help establish a pedestrian-scale pattern along the street grid system.

Barrio Logan's urban form is comprised of a distinctive street grid pattern that helps residents and visitors alike navigate through its streets, understand relationships between different neighborhoods, and feel the uniqueness of place.

The northwest to southwest traditional street grid pattern, creating unique view corridors reinforced by tightly-knit street front buildings, is the strongest existing organizing pattern in Barrio Logan. This traditional grid pattern should be reinforced and used to connect the activity centers in the plan area, as well as to link Barrio Logan to its neighboring communities and the San Diego Bay.



*Typical Barrio Logan Block Configuration*



*Typical Barrio Logan Building Footprint Configuration*



*Artist's rendering of National Avenue*



## 4.1 URBAN FORM AND PUBLIC REALM

The urban design policies and guidelines are intended to respect and reflect the historic development patterns while allowing for new growth and development to occur that is consistent with the urbanized nature of Barrio Logan. The policies ensure that the principles of good neighborhood design are followed while allowing for freedom of architectural expression. As such, architectural style is not addressed in these guidelines. Instead, the guidelines pertain

to the elements of high quality building and site design that affect the scale, character, pedestrian friendliness, and other characteristics that affect the public realm. The intent is to encourage high quality design of buildings and public spaces that will create an inviting and visually interesting neighborhood.

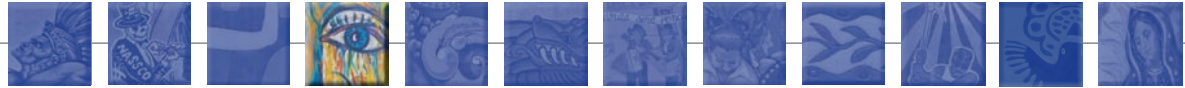
## URBAN FORM AND PUBLIC REALM POLICIES

**Policy 4.1.1** Require new development to design street frontages with architectural and landscape interest, and provide high quality street-facing building exteriors, to create a visually appealing streetscape.

**Policy 4.1.2** Design buildings so that they contribute to a positive neighborhood character and relate to the community. Designs should be sensitive to scale, form and quality while respecting the context of well established streets, landmarks.



*Create a visually appealing streetscape (view is of Cesar Chavez and Main Street looking north)*



**Policy 4.1.3** Articulate new buildings, especially with large street frontages, with strong, well defined and rhythmic vertical elements, to achieve the visual interest necessary to sustain pedestrian interest and activity.

**Policy 4.1.4** Visually differentiate changes in use of vertically mixed-use buildings through changes in material, upper floor setbacks or other means, and not solely by color alone.

**Policy 4.1.5** Differentiate the mass of buildings with street frontages longer than 25 feet on residential streets or alleys, and 40 feet on all other streets, with well designed vertical and horizontal modulations such as ground floor entryway setbacks, upper floor setbacks for balconies or other means, and not solely by color alone.

**Policy 4.1.6** Use contemporary and high quality materials for development that is industrial in nature.

**Policy 4.1.7** Use authentic materials with a substantial appearance, including wood, masonry, ceramic tile, concrete or smooth stucco. Avoid using materials such as foam molding or faux stone in particular those that have the

appearance of thin veneer or attachment. If used, aforementioned materials should not be the dominant façade material and should not be used for detailing or ornamentation.

**Policy 4.1.8** Brick, stone, tile, veneers, or other applied materials should terminate logically and strongly, such as by wrapping corners and terminating at architectural modulations, articulations, frames or other features, so not to appear superficially affixed to the façade.

**Policy 4.1.9** All ground floor retail and first floor office uses should have non-reflective glass windows fronting onto pedestrian streets and alleys. When windows face southwest and west, frame them with protruding vertical and horizontal shading elements to provide required protection from overheating.

**Policy 4.1.10** Where possible, locate all mechanical equipment, including ground, building and roof-mounted equipment away from public view.

- a) Screen views of ground, building and roof-mounted mechanical equipment from adjoining properties and public rights of way

with building elements that are consistent with the overall character and design of the building facades. Building frontage should not be used for utilities, storage and refuse collection wherever possible.

- b) Utility boxes and access panels shall be placed underground, or out of the public right-of-way so as to prevent pedestrian impediments and blank building frontages, and to ensure that sidewalk planting opportunities for street trees and landscape are not limited.

**Policy 4.1.11** Ensure that development includes appropriate setbacks.

- a) For commercial and residential streets, provide space for an entry and front landing between the public sidewalk and the private entryway.
- b) Setbacks, or projections on the upper floors, balconies, bay windows, innovative roof lines, or roof decks should be used to make the façade of the building attractive and more compatible to the surrounding context.

**Policy 4.1.12** Incorporate Crime Prevention Through Environmental Design (CPTED) measures to design safer environments in all new residential, mixed-use, commercial, office and



*Visually differentiate changes in use of vertically mixed-use buildings*



*Use non-reflective glass windows on ground floor retail and first floor office*

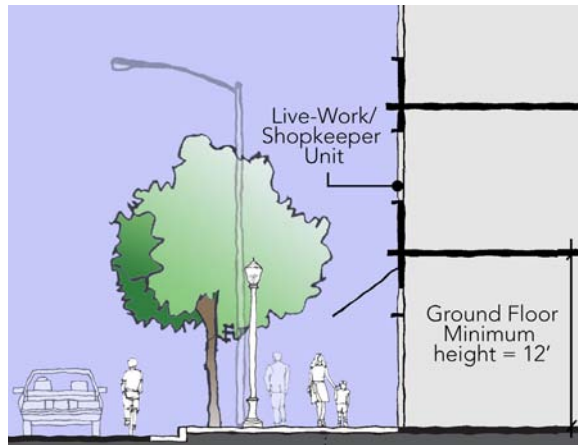


*Provide space for an entry and front landing between the public sidewalk and the private entryway*

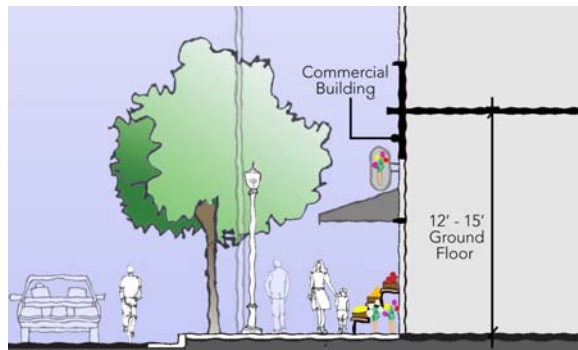


industrial development. Physically intimidating security measures such as window grills or spiked gates should be avoided; security concerns should be addressed by creating well-lit, well used streets and active residential frontages that encourage “eyes on the street.” (Refer to General Plan Policy UD-A.17).

## GROUND FLOOR RETAIL POLICIES



*Design live/work units on the ground floor to appear like storefront space with minimum 12-foot-high ceilings*



*Design all ground floor commercial development to have 15-foot high ceilings*

**Policy 4.1.13** Design storefront space with minimum 12 to 15-foot-high ceilings to encourage high quality design and accommodate diverse commercial uses.

**Policy 4.1.14** Ensure that ground floor retail space has sufficient building depth to meet the needs of retailers.

## PARKING POLICIES

**Policy 4.1.15** Minimize the land area dedicated to parking, on-site space dedicated to automobile circulation, and the associated visual impact of parking by creating access to parking from the alleyway and by other means (Refer to General Plan Policies UD-A.11-12).

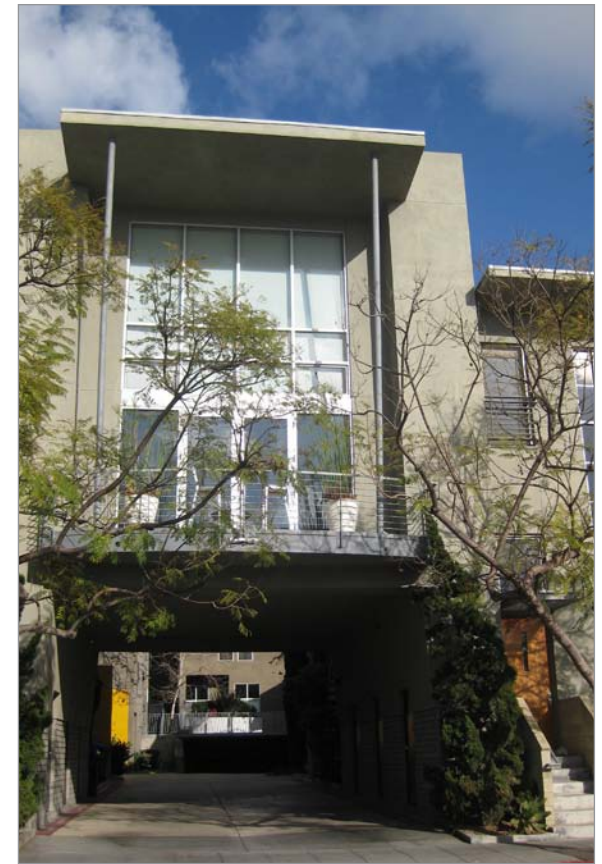
**Policy 4.1.16** Place parking underground wherever site conditions allow.

**Policy 4.1.17** Consolidate parking for multiple properties, where opportunities arise, to reduce the average cost of construction and minimize the number of curb cuts and garage entrances.



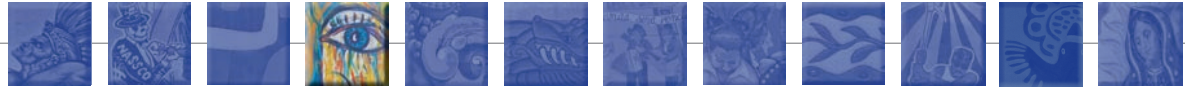
*Create access to parking from the alleyway*

**Policy 4.1.18** Strongly discourage at grade parking. Where at-grade parking is necessary, it should be wrapped with a minimum of 15 feet of active use, such as residential and/or retail, on both the primary and secondary street frontages, except for the minimum frontage required for fire doors and parking access.



*Screen curb cuts and automotive entryways with low building elements*





**Policy 4.1.19** Eliminate curb cuts concurrent with development, and locate parking, service, and loading access at the rear of buildings. If this is not possible, screen these elements with low building elements that integrate living walls, public art, and lighting design.

**Policy 4.1.20** Prohibit drive-throughs in all new commercial and retail development.

## BUILDINGS AND FRONTING SIDEWALK POLICIES

**Policy 4.1.21** Design buildings to: respect the surrounding desirable character of the neighborhood; provide diverse living, working and shopping environments; and create active, safe and attractive public spaces. (Refer to General Plan policies UD-C.1– UD-C.7).

**Policy 4.1.22** Ensure that building openings and fenestration should represent the uses behind them, minimize visual clutter, harmonize with prevailing conditions, and provide architectural interest. Windows should have a minimum recess of 3 inches.



*Locate active uses on the ground floor*

**Policy 4.1.23** Locate active uses on the ground floor of the buildings in order to enliven and engage the street.

**Policy 4.1.24** Access ground-floor units directly from the public right-of-way. If this is not feasible, provide access through a transparent lobby.

**Policy 4.1.25** Clearly identify entryways. This can be achieved through adding awnings, creating a landing area or front porch, or adding design details.

- a) Residential units fronting a street or alley should have their primary entryway accessible from the street or alley.
- b) Garages should not take the place of the main entryway.

**Policy 4.1.26** Require that buildings embrace the public realm, and be set back only to accommodate elements that enhance this effect.



*Buildings should be set back to accommodate front steps and stoops to help embrace the sidewalk*

This includes wider sidewalks, front steps and stoops to create lively storefronts or to mark entrances.

**Policy 4.1.27** Enhance setback areas with high quality streetscape elements and landscape.

**Policy 4.1.28** Prohibit chain-link fencing on parcels adjacent to the street or public right of way.

**Policy 4.1.29** Ensure that building form celebrates corner locations where topography permits. For neighborhood-serving commercial and mixed use projects, retail entrances should be located at corners.

- a) Primary residential entrances may be located away from the corner to prevent congestion.
- b) For all types of development, special building elements and architectural expressions, such as towers, special entries should be used strategically at key locations to address key



*Building form should celebrate corner locations*

street intersections and celebrate nearby important public spaces. These elements should be integrated into the overall design of the building.

- c) Encourage the use of special corner treatments for buildings that front onto the intersections of Cesar E. Chavez Parkway, Sigsbee Street, Beardsley Street, 16th Street, Dewey Street, Evans Street, Sampson Street, and Sicard Street, as well as 27th and 28th Streets.

## ACCESS TO LIGHT AND AIR POLICIES

**Policy 4.1.30** Orient and configure development to allow for adequate access to light and air so that daylight is able to reach all living spaces for part of the day; and adequate ventilation is provided when windows are open.

- a) Buildings should avoid configurations that rely on narrow side yards for access to air and light.
- b) Courts, niches, alcoves, and other spaces should be provided in new residential and mixed-use development to allow for access to air, light, and ventilation from two or more sides if possible.

**Policy 4.1.31** Require that residential and mixed-use development maximize access to private outdoor space and light while ensuring an adequate level of privacy of all residents.

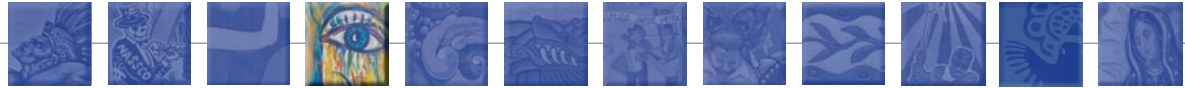
- a) Windows and balconies should not face or overlook each other.
- b) When possible, minimize the number of windows looking into neighboring interior private yards. Otherwise, provide landscape or architectural features that afford privacy.
- c) Residential balconies are strongly encouraged. Such balconies should be designed to work within the building's façade and used to help express different modulations of the building. Balconies can be inset, projecting, or a part of an upper terrace. Plantings on balconies are strongly encouraged.



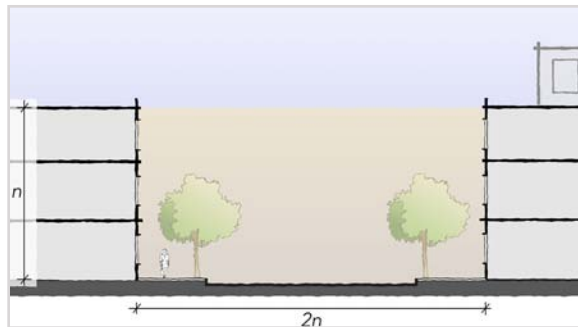
*Orientation and configuration of development should allow for adequate access to light and air*



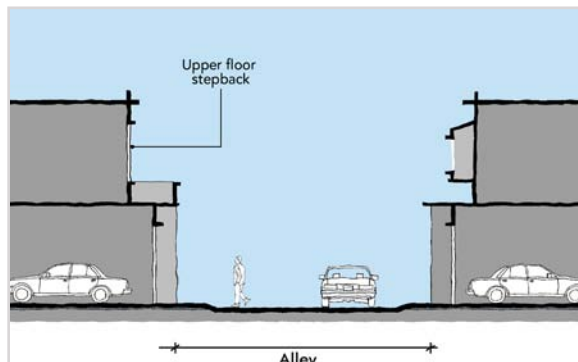
*Residential and mixed-use development shall maximize access to private outdoor space*



*Step development down as it approaches the San Diego Bay*



*Establish building heights to be proportional to street widths*



*Provide upper story setbacks along alley frontages*

## BUILDING HEIGHT POLICIES

**Policy 4.1.32** Use the surrounding buildings to inform variations in height and massing of development.

**Policy 4.1.33** Step down development in height as it approaches the Bay to reinforce the city's natural topography and to enhance views to the San Diego Bay (Figure 8-1).

**Policy 4.1.34** Ensure that development height be roughly proportional to street width, except where different heights are desired to reflect the importance of key streets within the Community Village area or to preserve desired lower-scale character within the Historic Core.

**Policy 4.1.35** Incorporate upper story setbacks in development to maintain adequate light and air to sidewalks and frontages along alleys.

## PUBLIC VIEW POLICIES

**Policy 4.1.36** Require buildings along National Avenue, Main Street, Newton Avenue, and Logan Avenue northwest of the San Diego-Coronado Bridge to accommodate a minimum sidewalk width of 12 to 14 feet to preserve views toward downtown and allow for enhanced pedestrian amenities.

**Policy 4.1.37** Require buildings along Sampson Street to be set back 5 feet from the back edge of the sidewalk to frame views toward San Diego Bay.

**Policy 4.1.38** Require buildings along Cesar E. Chavez Parkway to be set back to accommodate a minimum sidewalk width of 13 to 15 feet to preserve views toward San Diego Bay and allow for enhanced pedestrian amenities.

**Policy 4.1.39** Require buildings constructed in the westernmost portions of the community near Harbor Drive to be designed to maintain existing views, and where possible enhance the bayview corridors to San Diego Bay along Beardsley, Cesar E. Chavez, Evans, Sampson, and Sicard.



*National Avenue view corridor*



## HISTORICALLY AND CULTURALLY SIGNIFICANT BUILDING POLICIES

**Policy 4.1.40** Ensure that infill development is designed to positively reflect the qualities of historically and culturally significant buildings and not merely replicate the architectural style.

**Policy 4.1.41** Maintain the fine-grained scale of much of Barrio Logan by developing projects to match existing parcel footprints.

**Policy 4.1.42** Preserve notable landmarks and areas of historic, architectural and aesthetic value, and promote the preservation of other buildings and features that provide continuity with the past.

**Policy 4.1.43** Site buildings so that they reinforce street frontages and alleyways and relate to the context of existing and planned buildings.

**Policy 4.1.44** Encourage buildings to express a variety of architectural styles, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the high quality (desirable) older buildings that surround them.



*Infill development should provide positive additions to the best of the old*

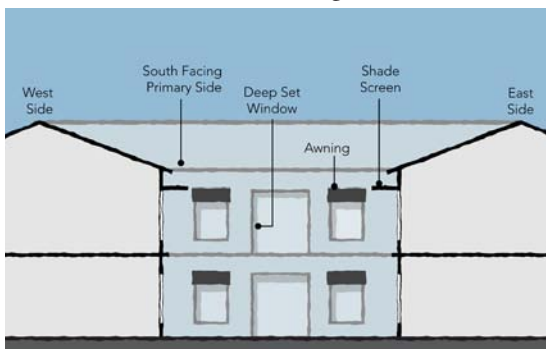


## 4.2 CLIMATE SENSITIVE BUILDING POLICIES

Development of infill buildings and retrofitting of existing buildings should take into account energy efficient design. When energy efficient design is incorporated into the overall site planning and individual building design, it can create a distinctive context sensitive architecture that will be unique to the Barrio Logan neighborhood. Macro and micro level design solutions may include the following:

**Policy 4.2.1** Minimize building heat gain and appropriately shade windows through techniques including:

- Orient buildings and lots to minimize east and west facing facades.
- Configure buildings in such way as to create internal courtyards to trap cool air while still encouraging interaction with streets and open spaces.
- Provide awnings, canopies and deep-set windows on south facing windows and



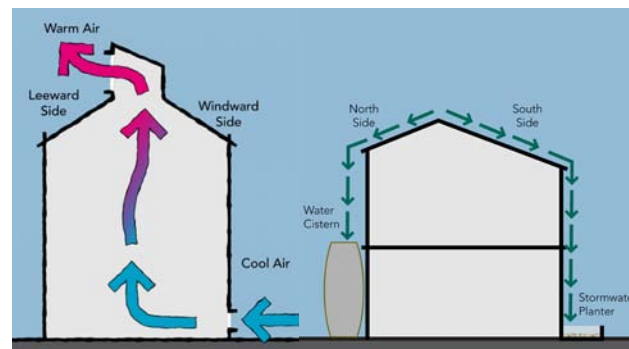
*Minimize building heat gain with appropriate courtyard configurations and shading fenestration techniques*

entries.

- Provide exterior shades and shade screens on east, west and south-facing windows.
- Use horizontal overhangs, awnings or shade structures above south facing windows to mitigate summer sun but allow winter sun. Encourage overhang depth to equal half the vertical window height to shade the window from early May to mid-August but still allowing the winter sun.
- Provide vertical shading and fins on east and west facing building facades.

**Policy 4.2.2** Maximize natural and passive cooling that builds on the proximity of the nearby San Diego Bay through techniques using:

- Install high vents or open windows on the leeward side of the buildings to let the hottest air, near the ceiling, escape.
- Create low open vents or windows on the windward side that accepts cooler air to replace the hotter air.
- Ensure that leeward openings have substantially



*Maximize natural and passive cooling*

larger total area (50% to 100%) larger than those on the windward side to ensure adequate pressure to facilitate air movement.

- Include high ceiling vaults and thermal chimneys to promote rapid air changes and to serve as architectural articulation for buildings.
- Use wing walls (vertical solid panels placed alongside of windows perpendicular to the wall on the windward side of the building) to accelerate the natural wind speed due to pressure differences.

## GREEN BUILDING POLICIES

**Policy 4.2.3** Incorporate environmentally conscious building practices and materials by:

- a) Using durable construction materials, as well as re-used and recycled materials.
- b) Encouraging the use of permeable paving elements in auto and non-auto-oriented areas.
- c) Minimizing impervious surfaces that have large thermal gain.

**Policy 4.2.4** Provide on-site landscaping improvements that minimize heat gain and provide attractive and context sensitive landscape environments, by:

- a) Planting deciduous trees on the south side of buildings to shade the south face and roof during the summer while allowing sunlight to penetrate buildings in the winter.
- b) Planting vegetation adjacent to exposed east and west facing walls.

- c) Planting groundcovers that prevent ground reflection and keep the surface cooler, preventing re-radiation.

**Policy 4.2.5** Ensure development integrates storm water BMPs on-site to maximize their effectiveness by:

- a) Encouraging the use of intensive and extensive green roofs and water collection devices, such as cisterns and rain barrels, to capture rainwater from the building for re-use.
- b) Utilizing downspouts to discharge into disconnected impervious areas to interrupt the direct flow of rainwater from the buildings to the storm water system.
- c) Minimizing on-site impermeable surfaces, such as concrete and asphalt. Utilizing permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), or cobble-stone block pavement to detain and infiltrate run-off on-site.
- d) Using shared driveways to reduce impermeable paving.

### 4.3 URBAN FOREST/STREET TREES

Tree-lined streets enhance a community and leave lasting impressions for anyone who lives, works, or visits the community. Street trees are a significant and highly visual portion of the urban fabric, and are a vital part of the infrastructure system essential to the quality of life in an urban environment. Street trees provide economic, environmental, social and aesthetic benefits. Street trees can give a distinctive character to the community, establish visual harmony and continuity along the street, help to increase property values, enhance civic pride, absorb carbon dioxide, improve health, promote overall well being, reduce storm water runoff and produce oxygen and filter airborne particulates to help reduce air pollution.

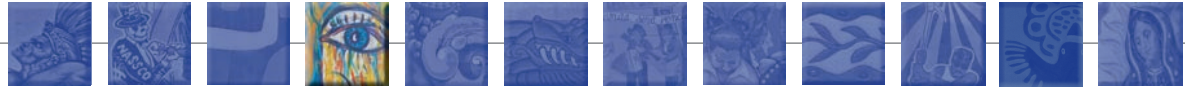
**Policy 4.3.1** Shade-producing street trees should be the primary organizing element of the streetscape; restrictions and conflicts with other elements should be minimized to ensure consistent plantings. See Appendix A for a list of Street Trees.

### COMMUNITY CORRIDORS

Principal thoroughfares will be consistently planted with selected theme trees, establishing strong, recognizable community-wide design elements. The community corridor street tree plan establishes individualized streetscape concepts for major thoroughfares in the community. These streetscapes act as linear gateways to the community and contain some significant commercial areas. These streets include Logan Avenue, National Avenue, Newton Avenue, Main Street and Cesar E. Chavez Parkway. In addition to giving the streetscape a unified character, the following should be considered:

- a) Theme trees are the dominant species and will establish the character of the street.
- b) Alternate trees are also appropriate and should be used when conditions for the Theme Tree are inappropriate, or when there is a need to separate the dominant species for disease prevention or visual accent purposes.





## LANDSCAPE DISTRICTS

For purposes of neighborhood street tree selection, the community has been divided into the following six districts based on their built environments: Community Village, Historic Core, Transition Area, Main and Boston Corridor, Harbor Drive, and Prime Industrial (See Figure 2-3 for Neighborhood Areas map). Each district will be distinguished by a unique selection of trees. Within each selection, any of the listed trees can be established as the theme tree for a particular block, street or area. Consistent tree planting within neighborhoods will help to foster a cohesive sense of place.



*Shade producing street trees along Dalbergia Street*

## THEME TREE

These are trees that form the dominant character of the street. Theme trees should be used to unify the street unless site conditions require that an alternate or an accent tree be used.

## ALTERNATE TREE

These are trees that are considered appropriate for the site, due to view corridors, orientation of the street to views, or micro-climate conditions. New planting should use these theme trees, however when conditions for the tree cannot be achieved, or when there is a need to separate the theme tree for disease prevention purposes an alternate tree should be used.

## ACCENT TREE

Accent trees should be selected based on flowering habit, foliage color, foliage texture, and/or tree form. Accent trees should compliment the theme tree.

## URBAN FOREST/STREET TREES POLICIES

**Policy 4.3.2** Incorporate shade-producing street trees along all streets and roadways by:

- a) Optimizing tree canopy – the optimum canopy will vary in accordance with street size, existing infrastructure, community needs, environmental limitations, and aesthetic considerations.
- b) Planting two different species of tree per block to mitigate the loss of an entire planting of trees due to disease. Placement of different species should be organic in nature rather than simply alternating one species with another.
- c) Providing an appropriate mix of drought-tolerant tree types in order to provide a diverse ecosystem more able to adapt to changing environmental pressures.
- d) Providing a mixed age tree population. Including a mix of juvenile, young, and mature trees is essential to ensure a constant level of benefits from street trees.
- e) Providing varied forms, textures, structure, flowering characteristics and other aesthetic benefits to enhance the types of street environments found in Barrio Logan.

**Policy 4.3.3** Encourage and support community design and plantings of additional street trees that are consistent in theme and character.

**Policy 4.3.4** Require, where sidewalks/setbacks exceed a total of 15 feet, a double row of street trees.

**Policy 4.3.5** Provide for the necessary care of existing street trees and ensure that trees which are damaged are replaced in-kind in a timely manner.

**Policy 4.3.6** Use accent trees that are a different species than the adjacent street trees at important street intersections or corners.

**Policy 4.3.7** Ensure that public agencies and private enterprises responsible for maintenance of street trees operate with common goals and objectives by:

- a) Coordinate with public agencies and private enterprises when impacting street trees.
- b) Reduce conflicts with existing infrastructure through proper tree selection and through the recognition of street trees as a vital and equal component of the City's infrastructure.

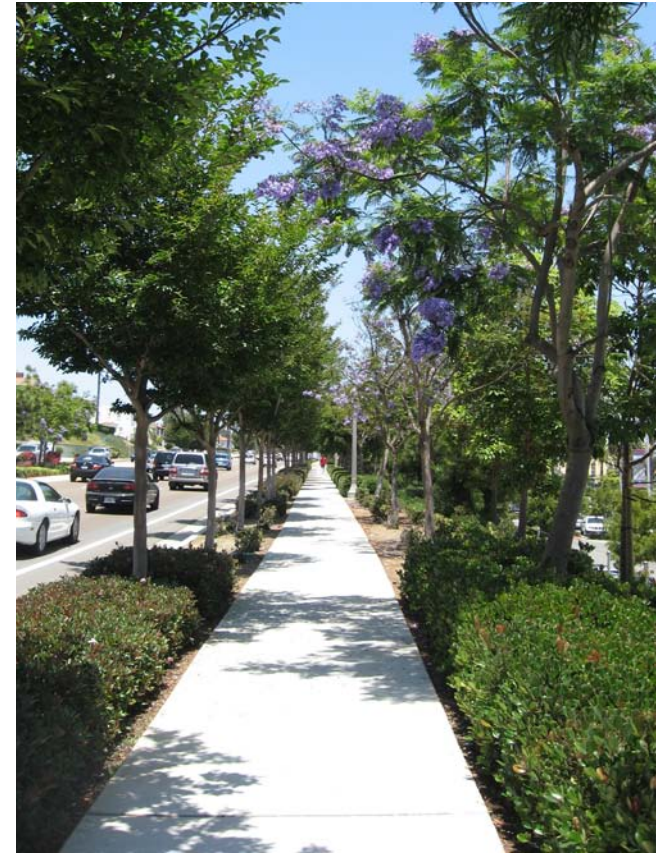
**Policy 4.3.8** Space street trees no further than 30' on center to achieve a continuous canopy.

**Policy 4.3.9** Encourage contiguous tree-lined parkways along residential streets, such as Boston Avenue.

**Policy 4.3.10** Provide large trees in tree grates along commercial streets, when contiguous parkways cannot provide adequate room for both circulation and the landscape planted area.

**Policy 4.3.11** Encourage residents and businesses to organize and implement tree planting programs consistent with the Landscape Districts recommendations. Selection of one theme tree, from the Landscape District list (Appendix A), for each neighborhood street, or block is recommended to create local continuity and identity.

**Policy 4.3.12** Maintain existing parkways and, provide landscape parkways between the curb and sidewalk in new developments and redeveloped areas.



*Encourage Tree-lined Streets*



## CHAPTER FIVE

# economic prosperity element

### IN THIS CHAPTER

Goals

Industrial

Commercial

Business Incentives and  
Financial Assistance

Economic development efforts create job opportunities for the residents of Barrio Logan as well as other San Diego neighborhoods. To ensure that industrial uses and locally-serving commercial uses remain viable in Barrio Logan, the plan proposes to protect and preserve Prime Industrial Lands, provide a transition zone between predominantly industrial and residential areas, promote infill commercial and office development, and encourages the use of local and state programs to incentivize business retention and expansion.

Barrio Logan is an important employment center for the region. In 2010, the Barrio Logan Community Plan area had approximately 10,100 employees. The two alternatives proposed in this plan are expected to increase employment to approximately 17,618 employees under Alternative 1 and 17,534 employees under Alternative 2. The maritime base sector industries are important for the stability and growth of Barrio Logan commercial businesses and entire regional economy and is also an important part of the economic base. The Port of San Diego's 10th Avenue Marine Terminal, 32nd Street Naval Base, and the maritime-oriented industries are all inter-dependent on each other.

Barrio Logan lacks basic commercial and retail-serving uses such as food markets, banks, pharmacies, convenience stores, and other neighborhood serving uses typically found in urbanized communities. Future development projects that provide neighborhood serving commercial uses in Barrio Logan should be encouraged. Logan Avenue from Chicano Park to 27th Street is envisioned as a commercial arts and cultural district which could provide new job and entrepreneurial opportunities for Barrio Logan residents.



## GOALS

- Ensure sufficient long-term capacity for base sector industrial industries.
- Promote economic growth of major maritime industries and local businesses that cater to the maritime industries while promoting environmentally sustainable business operations.
- Promote a strong and stable socio-economic makeup comprised of a residential community and an industrial center for water-oriented industry.
- Facilitate economic wellbeing of locally-owned and operated businesses by utilizing economic development approaches and programs that benefit the local business environment.
- Create ample middle income job opportunities for residents of Barrio Logan and other nearby communities.



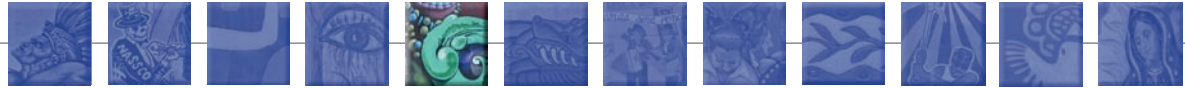
## 5.1 INDUSTRIAL

The majority of industrial businesses in Barrio Logan manufacture goods and provide a wide variety of repair, processing, and logistic services to other businesses and to the Navy.

## PRIME INDUSTRIAL LANDS

Lands identified as prime industrial are shown in Figure 5-1 and support export-oriented activities such as manufacturing, research and development, and supporting business service uses.

The identification of prime industrial lands is intended to protect valuable industrial land for



industrial uses and prevent future encroachment of incompatible uses. Prime industrial lands are characterized by predominantly industrial structures and uses generally free from residential or sensitive receptor land uses.

### HEAVY INDUSTRIAL

The Heavy land use designation allows heavy industry manufacturing, but also allows a wide variety of light manufacturing, distribution, and some service sector uses.

### LIGHT INDUSTRIAL

A Light Industrial land use is applied to the land within the Transition Zone (Alt 2). The Light Industrial designation is intended to allow for light manufacturing, research and development, distribution, office, and limited commercial uses. The Light Industrial area is intended to provide support industries for the Navy, Port Industries and downtown service industries.



*Pacific Ship Repair building*

## INDUSTRIAL POLICIES

**Policy 5.1.1** Prohibit the establishment of sensitive receptor and public assembly land uses within industrially designated areas.

**Policy 5.1.2** Require analysis and justification per General Plan Policies EP-A.11 and EP-A.12.c for any proposed changes that would remove properties from the prime industrial lands map.

## 5.2 COMMERCIAL AND OFFICE

There are a variety of commercial uses within Barrio Logan that not only serve residential customers but also provide other important goods and services to other business.

Commercial uses within the Community Village area should be provided in a mixed-use setting that complements adjacent or adjoining residential uses.



*NASSCO Heavy Industrial*

## COMMUNITY AND NEIGHBORHOOD COMMERCIAL

Retail uses that provide groceries, consumer wares and services are encouraged to locate in land designated for Community and Neighborhood Serving Commercial Retail.

### HEAVY COMMERCIAL

**(Alternative 2)** The Heavy commercial designation provides for retail sales, commercial services, office uses, wholesale, distribution, storage, and vehicular sales and service uses. Residential is not allowed within the designation of heavy commercial.



*PCE Maritime Industries*

## OFFICE COMMERCIAL

Office commercial uses shall provide for office employment with limited, accessory retail uses. It is the intent of this designation to provide major employers such as the Navy and Port tenants to locate larger scale offices in Barrio Logan along major thoroughfares and to buffer the predominantly residential areas from the predominantly industrial areas.

## COMMERCIAL POLICIES

**Policy 5.2.1** Locate smaller-scale convenience shopping opportunities throughout Barrio Logan to promote greater pedestrian activity.

**Policy 5.2.2** Encourage the development of neighborhood serving commercial uses; including food markets, restaurants, and other small retail shops to serve both residents and the Port tidelands employees.

**Policy 5.2.3** Enhance the business corridor along Logan Avenue from Chicano Park to 27th Street as an Arts and Cultural Mixed-Use District.

**Policy 5.3.4** Encourage the development of new office space that supports and complements the major Port industries and United States Navy.



*Heavy Commercial*

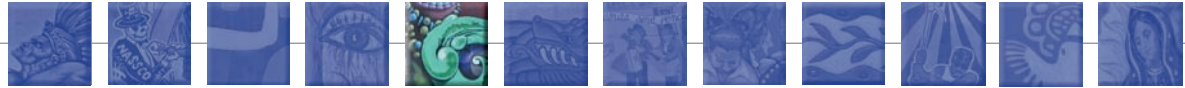


*Retail uses such as restaurants and small stores are encouraged*



*Birds eye view of future Mercado commercial area at Main Street and Cesar E. Chavez Parkway*





### 5.3 BUSINESS INCENTIVES AND FINANCIAL ASSISTANCE

Incentives and assistance are available to most businesses located in Barrio Logan. The following section outlines the programs available:

#### SPECIAL INCENTIVE ZONES

**Enterprise Zone** provides businesses with state tax incentives.

**Redevelopment Project Area Incentives.** The San Diego Redevelopment Agency offers incentives within the Barrio Logan Redevelopment Project Area to help stimulate business and economic growth and further redevelopment goals. Redevelopment incentives can include: site assembly, fee reductions, permitting expediting assistance, off-site improvements, commercial façade loans and rebates, and Agency land write-downs.

#### BUSINESS EXPANSION, ATTRACTION, AND RETENTION

Serving as the City's primary economic development platform, the Business and Industry Incentive Program offers assistance in determining intensity and development requirements for real property, permit assistance, and/or a 40 percent reduction in water and sewer capacity fees. Businesses may also be eligible for reimbursement on all or a portion of building and development-related fees.

The Business Cooperation Program includes financial incentives designed to encourage businesses and nonprofit corporations to allocate sales and use taxes to the City, increasing revenues used to provide a variety of services that support the business community.

#### BUSINESS INCENTIVES AND FINANCIAL ASSISTANCE POLICIES

**Policy 5.3.1** Collaborate with other public and private agencies to maintain a business attraction program to assist with site identification, use of incentive programs, and permitting.

**Policy 5.3.2** Adopt a business improvement district, maintenance assessment district, and landscape and lighting district throughout Barrio Logan to enhance the quality of life and provide tools to promote businesses.



*Mixed use office building with retail and office uses*



*Older industrial buildings in predominately residential areas can be adaptively reused for commercial purposes*





## CHAPTER SIX

# public facilities, services and safety

### IN THIS CHAPTER

#### Goals

#### Public Facilities and Services

#### Health and Safety

The purpose of the Public Facilities, Services and Safety Element is to identify and propose public facilities and services needed to serve the existing and future population of Barrio Logan. This element includes specific policies regarding public facilities financing, public facilities and services prioritization, fire-rescue, police, stormwater, water and sewer infrastructure, waste management, libraries, schools, parks, trails and habitat restoration, public utilities, healthcare and social service facilities as well as health and safety. Figure 6-1 illustrates where current facilities exist (as of 2011).



## GOALS

- Ensure that public facilities and services are available and accessible to the community.
- Ensure that development in Barrio Logan fully addresses their impacts to public facilities and services.
- Ensure that police and fire safety services that meet the current and future needs of the Barrio Logan community.
- Provide park and recreation and school facilities that are safe and convenient.
- Provide a reliable system of water, wastewater, stormwater, and sewer facilities to serve the existing and future needs of the community.
- Maintain high levels of emergency preparedness.
- Minimize exposure to hazardous materials.
- Ensure that the community has an adequate plan to prepare and respond to issues resulting from seismic conditions.

## 6.1 PUBLIC FACILITIES AND SERVICES

### POLICE AND FIRE

Barrio Logan is located within the Police Department's Central Division jurisdiction. Central Division is comprised of the following facilities:

- Central Division, 2501 Imperial Avenue
- Logan Heights Storefront located at 446 26th Street

Fire protection services are provided by:

- Fire Station #7, 944 Cesar E Chavez Parkway
- Fire Station #19, 3434 Ocean View Blvd

Fire Station #7 is a 3,645 square foot station constructed in 1957. A larger fire station is needed in order to respond to incidents in Barrio Logan, Downtown San Diego and Port of San Diego. San Diego Fire Station #19 was completed in 1986 and covers a portion of the Barrio Logan community between 28th Street and the border of National City.

### POLICE AND FIRE POLICIES

**Policy 6.1.1** Provide additional police oversight of Chicano Park to assist with issues of prostitution and vagrancy.

**Policy 6.1.2** Construct a new state-of-the-art fire station to replace the existing Fire Station #7.

**Policy 6.1.3** Ensure that there is sufficient fire protection coverage and that established response times are met throughout Barrio Logan.

### WATER, SEWER AND STORMWATER INFRASTRUCTURE

Extensive replacement and maintenance of the water and sewer lines has been occurring from year to year. Upgrading the existing infrastructure is an ongoing process. Barrio Logan is under capacity in terms of storm drainage and the community has traditionally seen flooding during storms. Water from rainstorms can cause flooding throughout the alleys and many of the streets of Barrio Logan. Upgrading existing infrastructure as well as the storm drain system is critical to the future of Barrio Logan.



*Ensure that there is sufficient fire protection coverage and response times throughout Barrio Logan.*



## WATER, SEWER AND STORMWATER INFRASTRUCTURE POLICIES

**Policy 6.1.4** Upgrade infrastructure for water and sewer facilities and institute a program to clean the storm drain system prior to the rainy season.

**Policy 6.1.5** Install infrastructure that includes components to capture, minimize, and add/or prevent pollutants in urban runoff from reaching

San Diego Bay and Las Chollas Creek.

## PARKS, SCHOOLS, AND LIBRARY

Barrio Logan has two parks to serve the community: the City's Chicano Neighborhood Park and the Port District's Cesar Chavez Park. There are also private and not-for-profit community organizations that offer recreational facilities and programs within the community.



*Perkins Elementary School*



*Chicano Park*

Refer to the Recreation Element for details.

The San Diego Unified School District's Perkins Elementary is a kindergarten to 8th grade public elementary school. It is the only public elementary school located in Barrio Logan. To meet the needs of the community, the school added grades 6 through 8 by placing portable classrooms in the school's the recreational area. Perkins

Elementary School will need to identify additional recreational area to accommodate the increase in the student population. The children attending junior and senior high school must travel outside the community's boundaries, typically to San Diego High School located on Park Boulevard in downtown San Diego. When the planned joint Downtown San Diego Public Library and High School facility located on L Street is completed, this High School should be available to Barrio Logan residents. Since the population of Barrio Logan is not expected to exceed 13,613 in Alternative 1 and 11,531 in Alternative 2, junior or high school facilities are not planned within the Barrio Logan planning area boundaries.

As of 2011, the San Diego Community College District has a continuing educational facility in Barrio Logan that provides vocational training opportunities.

The library at Logan Elementary School in Southeastern San Diego provides library services



Community College Continuing Education Center on Main Street and Cesar E. Chavez Parkway

for Barrio Logan. The new Central Library located in downtown will provide library services as well.

### PARKS, SCHOOLS AND LIBRARY POLICIES

**Policy 6.1.6** Ensure that existing and future parks meet the needs of the residential population in Barrio Logan as well as provide recreational opportunities for workers and visitors alike.

**Policy 6.1.7** Coordinate with the San Diego Unified School District and community to explore options for the provision of needed educational facilities, including the establishment of charter schools that serve Barrio Logan and downtown San Diego.

**Policy 6.1.8** Ensure that future library services provide the necessary resources for Barrio Logan residents.

### PUBLIC UTILITIES, STREET LIGHTS AND MAINTENANCE ASSESSMENT DISTRICT

Gas and electricity are provided by the San Diego Gas & Electric Company. San Diego Gas & Electric has substantial investment in the Barrio Logan community. Several parcels of land are owned by the utility and one of the utility's major power stations in the San Diego region is located in Barrio Logan. This station is identified as the Silvergate substation, located west of Harbor Drive at Sampson Street.

Barrio Logan lacks adequate street lighting

throughout the community. Street lighting is important to improve safety for pedestrians, vehicles, and property at night.

A Maintenance Assessment District (MAD) would assist in funding and maintaining community-desired improvements that are not typically funded by the City. These community services could include enhanced lighting, landscaping, streetscape amenities and other non-standard improvements.

### PUBLIC UTILITIES, STREET LIGHTS AND MAINTENANCE ASSESSMENT DISTRICT POLICIES

**Policy 6.1.9** Improve the general cleanliness of Barrio Logan through regular litter removal, street sweeping and maintenance efforts to ensure that the public right-of-way and facilities are maintained to the standard citywide level of service.

**Policy 6.1.10** Support the adoption a maintenance assessment district throughout Barrio Logan to assist in paying for such programs as a community-wide street tree planting program, street lighting and litter abatement program.

**Policy 6.1.11** Consider the establishment of a lighting and landscape maintenance district for the inclusion of pedestrian-oriented historical lighting and shade-producing street trees within the public right-of-way.





## 6.2 HEALTH AND SAFETY

### GEOLOGICAL AND SEISMIC HAZARDS

The geologic formation underlying Barrio Logan, other than the artificial fill in the tidelands, is the Bay Point Formation. It is composed mostly of marine and non-marine, poorly consolidated,

fine- and-medium-grained, sandstone. Geologic faults in the San Diego coastal area lie within a regional northwest striking right-lateral fault system. The most prominent fault along the coast is the Rose Canyon fault zone that crosses Barrio Logan in a complex pattern of active and potentially active fault traces. The two most significant active faults identified in the area are

the Downtown Graben and the San Diego Fault shown in Figure 6-2.

Barrio Logan does have areas that could be prone to liquefaction. Liquefaction occurs when soil loses strength and stiffness in response to applied stress. Locations prone to liquefaction in Barrio Logan can be seen on Figure 6-2 and include relatively small portions of the southern end of the plan area. They are typically south of SR-15 and west of Dalbergia Street to the bay, west of Harbor Drive between 16th Street and SR-15 to the bay.

### GEOLOGICAL AND SEISMIC HAZARDS POLICIES

**Policy 6.2.1** Implement all seismic-safety development requirements, including those of the Priolo Zone Act and the Downtown Special Fault Zones, for areas subject to potential liquefaction.

**Policy 6.2.2** Work closely with developers to provide publicly-accessible open space where active faults are found and building cannot take place.



*Park built on a fault line separates buildings from the fault*

## TSUNAMIS

Barrio Logan is vulnerable to tsunamis. A tsunami is a series of sea waves generated by undersea earthquakes, landslides, or other large, impulsive displacements of sea level. The hazard is relatively less severe than other coastal areas of the state due to the unique form of San Diego Bay, Point Loma and the Coronado Island-Silver Strand landmasses. These major landforms would absorb the initial effects of a tsunami. The State Resources Department indicates that the plan area should observe special caution during a tsunami alert and that the area should be cleared if flood tide and tsunami are coincident.

## TSUNAMI POLICIES

**Policy 6.2.3** Participate proactively in the efforts of other agencies to plan for tsunami events.

**Policy 6.2.4** Promote awareness of the Alert San Diego emergency notification system, and encourage self-registration of cell phone numbers, and e-mail addresses.

## HAZARDOUS MATERIALS

Exposure to hazardous materials can cause harm immediately or over time, and must be mitigated to ensure public safety. As an example, when an industrial building is demolished, asbestos and lead based-paint could contaminate soil and water. Implementing established remediation protocols in these situations is required to reduce public health risks to a negligible level.

## HAZARDOUS MATERIALS POLICIES

**Policy 6.2.5** During review of all development projects, require documentation of hazardous materials investigation addressing site and building conditions.

**Policy 6.2.6** Do not support on-site remediation of contaminated soil if the process causes external air and water quality impacts to the surrounding environment.

## BROWNFIELDS

Brownfields are properties where the previous use(s) has caused environmental contamination that will be required to be cleaned up before redevelopment can occur. Brownfield sites are abandoned or under-used properties where past actions have caused real or suspected environmental contamination. These sites may include, but are not limited to: businesses that contained heavy industrial or commercial uses, abandoned gas stations, former dry cleaners, and other commercial properties where toxic substances may have been stored or used. Many of these industrial sites may have been remediated however, not to the level to allow such uses as residential and certain institutional uses. Additional remediation may be required.

## BROWNFIELDS POLICIES

**Policy 6.2.7** Ensure that sites designated as brownfields comply with all state regulations.

**Policy 6.2.8** Seek funding sources specifically targeted at brownfield site remediation.



## CHAPTER SEVEN

# recreation element

### IN THIS CHAPTER

Goals

Parks and Recreation Facilities

Preservation, Protection and Enhancement

Accessibility

Open Space Lands

The Barrio Logan Community Plan Recreation Element includes specific policies and recommendations addressing the following topic areas: Parks and Recreation Facilities, Preservation, Accessibility and Open Space Lands. These policies and recommendations, along with the broader goals and policies of the General Plan, provide a comprehensive parks strategy intended to accommodate the community throughout the next twenty years. Because of the scarcity of park amenities in Barrio Logan, the Recreation Element includes intensification strategies to expand facilities and programming within existing public spaces.



## GOALS

- Create a sustainable park and recreation system that meets the needs of a variety of users such as children, the elderly, persons with disabilities, and the underserved teenage population.
- Preserve, protect, and enhance the integrity and quality of existing parks, open space, and recreational programs in the Barrio Logan Community.
- Protect and preserve natural, cultural, and historic resources that serve as recreational facilities in Barrio Logan.
- Plan, create, and maintain comprehensive pedestrian and bikeway connections between parks and open space lands within the Barrio Logan Community, as well as to surrounding communities.
- Provide an open space system for the preservation and management of Las Chollas Creek and the San Diego Bay.

## 7.1 PARKS AND RECREATION FACILITIES

### POPULATION-BASED PARK AND RECREATION FACILITIES

The General Plan park standard is to provide a minimum of 2.8 usable acres of population-based parks per 1,000 residents, or a combination of usable acreage and park equivalencies. See the General Plan, Table RE-2, “Park Guidelines,” for specific guidelines for parks, and Table RE-4 for guidance on equivalencies. Population-based park requirements for the community are calculated

based on community build-out population for the year 2030. The projected population for Barrio Logan at full community development is 13,613 residents under Alternative 1 and 11,531 residents under Alternative 2. According to General Plan Guidelines, Table 7-1 illustrates the parks and recreation needs of the Barrio Logan Community.

Currently, the park system in Barrio Logan is comprised of a neighborhood park and a San Diego Unified Port District-owned and operated park as shown in Figure 7-1.

Memorial Community Park and Southcrest Community Park are located 1½ to 2 miles

**TABLE 7-1 EXISTING (2011) AND FUTURE (2030) POPULATION-BASED PARKS AND FACILITIES**

EXISTING USABLE POPULATION-BASED PARK ACREAGE	YEAR 2030 USABLE ACREAGE REQUIREMENTS	YEAR 2030 USABLE ACREAGE DEFICIT
8.00 Acre Chicano Neighborhood Park	38.12 Acres, comprised of 10.89 acres of community parks and 27.23 acres of neighborhood parks.*	30.12 Acres
	32.29 Acres, comprised of 9.23 acres of community parks and 23.06 acres of neighborhood parks.**	24.29 Acres
EXISTING RECREATION CENTERS AND AQUATIC COMPLEXES	YEAR 2030 REQUIREMENT	YEAR 2030 DEFICIT
Recreation Centers – None	9,257 Square Feet Total	9,257 Square Feet
	7,841 Square Feet Total	7,841 Square Feet
Aquatic Complexes – None	11.5% of an Aquatic Complex	27.2% of an Aquatic Complex
	11.5% of an Aquatic Complex	23.1% of an Aquatic Complex

\*Alternative #1. General Plan Guideline: 13,613 people divided by 1,000 = 13.613 x 2.8 acres = 38.12 acres.

\*\*Alternative #2. General Plan Guideline: 11,531 people divided by 1,000 = 11.531 x 2.8 acres = 32.29 acres.



from Barrio Logan. These two community parks are located in the adjacent Southeastern San Diego Community Planning Area, and serve the population within that community. Territorial attitudes among some youth and teens create an unwelcome climate for park users who may come from outside the community, including Barrio Logan. Therefore, these two community parks do not adequately serve the community park needs of Barrio Logan residents.

There is currently one City-owned and operated neighborhood park, Chicano Park, serving the Barrio Logan Community (See Table 7-1) Chicano Park is constructed within the Caltrans Right-of-Way under the I-5 and San Diego-Coronado Bay Bridge. The park includes two handball courts, two basketball courts, comfort station, barbeque grills, lawn areas, concrete plazas and a children's play area. Used heavily by residents as the "central park" within the neighborhood, the park serves as a community gathering space, a place for passive recreation, and a symbol of the neighborhood's struggle and



*Chicano Park*



*Cesar Chavez Park Soccer fields*



*Barrio Station*





*The Gateway Family Apartments play area*



*Chicano Park Dance Stage*



*Cesar Chavez Park and San Diego Bay*

achievements over many decades. Art murals painted on the freeway structural supports add vibrancy and cultural identity to the park and the community. Americans with Disabilities Act (ADA)/Title 24 accessibility upgrades and retrofits are required for the park, including the existing restrooms and children's play areas.

There are community organizations and services in Barrio Logan that provide recreational, social, and activity opportunities for residents. The approximately 2,500 sq. ft. Park and Recreation Paradise Senior Center provides numerous activities for seniors. The senior center's expansion of programs and hours of operation along with renovations could offset the need for population-based parkland by 1.33 acres through a park equivalency application.

Barrio Station is a not-for-profit organization that provides counseling services and a variety of recreation programs and facilities for youth and young adults in Barrio Logan. Private recreation

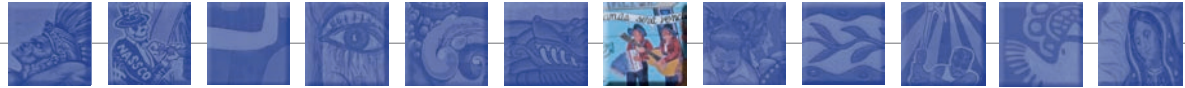
resources also add to the recreational opportunities in Barrio Logan. For instance, the Gateway Family Apartments on Logan Avenue has an indoor community meeting space and outdoor recreation facilities, including children's play equipment open to the public.

The General Plan establishes minimum guidelines for recreation centers and aquatic complexes, per Table RE-3, "Recreation Facility Guidelines." A full-size recreation center and an aquatic complex are not planned specifically for Barrio Logan because the projected population at full community development is below the requirements. However, the approximately 11,000 square foot City-owned Cesar Chavez Center, located adjacent to Chicano Park, could be renovated and utilized as a public recreation center by providing a full range of diverse recreation programs, and expanding hours of operation beyond typical hours, and the facility could effectively offset the need for 4.32 acres of population-based park land. In addition, the Barrio Station, provides a community pool, recreation center and gymnasium activities of an appropriate size for the community at anticipated full development.



*Barrio Station Swimming Pool*





## RECREATION OPPORTUNITIES AND EQUIVALENCIES

**TABLE 7-2 PARK EQUIVALENCY CREDITS**

PARK EQUIVALENCY	NET USABLE ACREAGE CREDIT	RECREATION COMPONENTS AND AMENITIES
San Diego Unified Port District Cesar Chavez Park *	4.21 Acres	An open multi-purpose turf area, concrete plazas, a children's play area, various site amenities and a pier extending into San Diego Bay.
Future Cesar Chavez Center	4.32 Acres **	Diverse recreation programs.
Future Perkins Elementary Joint Use Improvements	2.00 Acres	Indoor and/or outdoor recreational amenities, such as soccer fields.
Paradise Senior Center	1.33 Acres **	Activities and services oriented toward Barrio Logan seniors.
Las Chollas Creek Park	2.0 Acres	Passive recreational pedestrian and bicycle trails and open space.
Total Equivalencies Credit	13.86 Acres	

\*This park is considered an "equivalency" because it is owned and operated by another public agency.

\*\*The methodology used to determine the amount of acreage credit for intensification and expansion of existing facilities is as follows:  $X \div Y = Z$ .

X = cost of improvements

Y = cost of acquisition, design and construction of 1.0 acre of parkland in Barrio Logan

Z = equivalency credit in acres

note: The equivalency credit does not necessarily equate to the amount of acreage improved.

**TABLE 7-3 REVISED POPULATION-BASED PARK INVENTORY SUMMARY**

PARK SPACE	ACRES
Existing Population-based Parks	8.00 Acres
Existing/Future Park Equivalencies Credit	13.86 Acres
Future Chicano Park Expansion	2.00 Acres
Future Boston Avenue Linear Park	3.00 Acres
Population-based parks requirements for year 2030	Alternative 1 = 38.12 Acres Alternative 2 = 32.29 Acres
Population-based parks deficit for year 2030	Alternative 1 = 11.26 Acres Alternative 2 = 5.43 Acres

Opportunities for additional parkland and recreation facilities within the Barrio Logan Community are anticipated to come through the redevelopment of private and public properties and through the application of park equivalencies. Some examples of future population-based park and recreation facilities to be considered as opportunities arise include: mini, pocket or linear parks; plazas; expansion of the existing Chicano Park; utilization of existing brownfield and other under utilized sites; freeway decks over the I-5 connecting to the Southeastern San Diego Community Planning Area; a multi-purpose joint use facility at Perkins Elementary, possible utilization of Caltrans and City Right-of-Way along Boston Avenue; and community gardens.

While the City's primary goal is to obtain land for population-based parks, in some communities where vacant land is not available



*Example of linear park and trail*



*Los Vientos Apartments internal play area*



*Widened right-of-way with seating and cultural artwork*



*Public plazas make great space for outdoor markets*



*Public community gathering space*

or is cost-prohibitive, the General Plan allows for the use of park equivalencies to be determined by the community and City staff through a set of guidelines. See General Plan Table RE-4, “Eligible Population-Based Park Equivalencies” for further details. The Barrio Logan Community is an urban community where park equivalencies would be appropriate for satisfying some population-based park needs. Table 7-2, Park Equivalency Credits, summarizes the park equivalencies that have been selected by the Barrio Logan Community and City staff to supplement their existing population-based park inventory.

## RECREATION OPPORTUNITIES AND EQUIVALENCIES POLICIES

In addition to the General Plan “Park Planning Policies” noted on Pages RE-16, RE-17, RE-18 and RE-19, the following policies are Barrio Logan-specific.



*Proposed public plaza at the Mercado*

**Policy 7.1.1** Provide parkland that keeps pace with Barrio Logan’s population growth, through timely acquisition and development of available land and new facilities.

**Policy 7.1.2** Pursue land acquisition for the creation of public parks through urban infill and redevelopment proposals, with a special effort to locate new parkland within the community that promotes connectivity, safety, public health and sustainability.

**Policy 7.1.3** Pursue expanded recreation programs and extended hours of operation at public and private park and recreation facilities to intensify and increase usage by Barrio Logan residents.

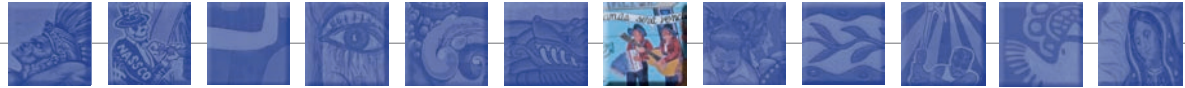
**Policy 7.1.4** Acquire and develop new park lands through street/alley rights-of-way vacations, where appropriate and legally defensible, to provide pocket or linear parks (such as the Caltrans and City Right-of-Way along Boston Avenue), focusing on land that provides connectivity to schools, residences, parks and other recreational areas within the community.

**Policy 7.1.5** Retain and promote the safety of Barrio Logan parks by providing park designs that incorporate Crime Prevention through Environmental Design Measures (CPTED) measures. See General Plan UD-A-17 for further policy direction.

**Policy 7.1.6** Pursue development of under utilized and reclaimed brownfield sites for future parks within the community where economically feasible, through acquisitions or other agreements.

**Policy 7.1.7** Improve waterfront access, linkages and recreational opportunities via a system of public plazas, bike paths, and parks that increase





connectivity and improve public access to existing parks and public facilities, some of which may be eligible for park equivalency credit.

**Policy 7.1.8** Develop a public plaza suitable for outdoor markets, community fairs, farmers markets, or other community gatherings at the Mercado along Cesar E. Chavez Parkway. The plaza should be in an area that is readily accessible, framed by buildings providing “eyes on the plaza”, and linked to village retail and commercial areas.

**Policy 7.1.9** Pursue funding sources, including grant opportunities, for the development and improvement of park and recreation facilities within the Barrio Logan Community.

**Policy 7.1.10** Incorporate active, or passive, recreation into the structure, or the surrounding exterior, of public agency buildings, such as the future Fire Station #7, where space permits and safety can be assured.

**Policy 7.1.11** Develop and maintain community partnerships with private organizations, or governmental agencies (such as Caltrans, the San Diego Unified Port District, the San Diego Unified School District, the San Diego Community College District and Barrio Station), to create joint use and other park equivalency opportunities for increased recreational activities.

**Policy 7.1.12** Establish joint use facilities between the City of San Diego and the San Diego Unified School District for community use of future school playfields and recreation facilities at, or adjacent to, Perkins Elementary School to increase recreational use for the community.

**Policy 7.1.13** Expand Chicano Park by acquiring and developing adjacent parcels as they become

available or as feasible.

**Policy 7.1.14** Develop group picnic areas within Cesar Chavez Park or any new parks added to the community. These park picnic areas should be located as near as possible to restrooms, parking areas and public transit.

**Policy 7.1.15** When available, renovate and utilize Cesar Chavez Center near Chicano Park for future park and recreation center activities.

**Policy 7.1.16** Establish and develop community gardens for recreation. Work with SDG&E to utilize their site at Newton Avenue and Sampson Street. (Also see Policy 8.2.33)

**Policy 7.1.17** Reduce freeway noise exposure when planning new facilities through site design or noise barriers as feasible, or by locating the most noise sensitive uses, such as children’s play areas, in the quieter areas of the site.

**Policy 7.1.18** Pursue opportunities to provide open and recreational spaces, on freeway decks covering I-5, or expanded bridges spanning I-5,

where feasible.

**Policy 7.1.19** Renovate and expand buildings hours of operation and programs at Paradise Senior Center and Cesar Chavez Center to intensify recreational uses and off-set the population-based park acreage deficit.

## 7.2 PRESERVATION, PROTECTION AND ENHANCEMENT

The demand for park and recreation opportunities will continue to grow as the population of the Barrio Logan Community increases. Finding undeveloped land for parks in the Barrio Logan Community has already become difficult, making protection from degradation caused by overuse of existing parks and identification of park equivalencies essential for providing recreational opportunities to meet the needs in this community. Improvements to existing facilities that increase their life span, or that expand, intensify and diversify their uses are a



*Community gardens can be developed on public or private vacant land*



*Passive linear park provides urban trails*



form of protection and enhancement. Chicano Park will continue to serve as the main cultural core for the community, but with increased demand and usage, combined with the existence of homeless residents, there will be a growing need for upgrades. Enhancement of open space that provides a balance between protecting natural resources and allowing for a certain level of compatible public recreation uses will ensure its protection and preservation. This would include improving access to Las Chollas Creek. For further direction, see the General Plan Recreation Element Policies RE-C.1 through RE-C.9.

### PRESERVATION, PROTECTION AND ENHANCEMENT POLICIES

**Policy 7.2.1** Design parkland and facilities using sustainable materials and techniques.

**Policy 7.2.2** Upgrade Chicano Park and Cesar Chavez Park by providing amenities in underused

areas for recreational purposes.

**Policy 7.2.3** Protect and enhance Las Chollas Creek's resources while allowing for appropriate public recreational and educational use.

**Policy 7.2.4** Protect public parkland in perpetuity by dedication of all City-owned land's acquired for park and recreation purposes pursuant to City Charter Section 55.

### 7.3 ACCESSIBILITY

Accessibility within the Barrio Logan Community, as it relates to parks, has four main components:

1) Linkages between parks; 2) Accessibility for persons with disabilities within parks; 3) Access to the San Diego Bay, and 4) Equitable recreational opportunities and experiences for all community residents.

All parks within the Barrio Logan Community and the San Diego Bay are planned to be linked

by a network of existing and proposed streets, complete streets and pedestrian paths. Complete streets are designed and operated to enable safe, attractive and comfortable access and travel for all users. Chicano Park, Cesar Chavez Park and San Diego Bay are linked to the community by public sidewalks and streets. Barrio Station is also linked to the community via sidewalks and streets. However, all of these recreational areas have limited access and visibility due to their location within the community, segmented by streets and rights-of-way that are not pedestrian-friendly.

The 1990 Americans with Disabilities Act (ADA) requires that newly constructed and/or altered local government facilities be readily accessible and usable by individuals with physical disabilities. Therefore, all new and existing parks and recreation facilities and linkages within the Barrio Logan Community are required to meet ADA Guidelines when constructed or retrofitted for improvements. Accessibility also means the availability of active and passive recreation to all community residents. Future park and recreation areas should be designed to accommodate a variety of uses as determined by community desires consistent with General Plan Policies RE-D.1 through RE-D.9.

### ACCESSIBILITY POLICIES

**Policy 7.3.1** Retrofit and upgrade all park and recreational facilities (including the existing restroom facilities and children's play area at

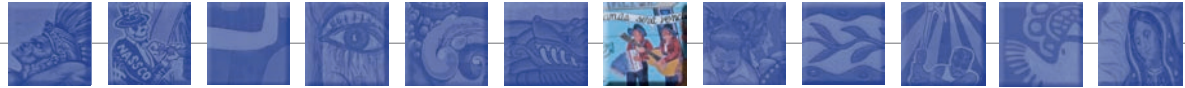


*Provide park and recreation space accessible to everyone*



*Accessible design provides equal access for all*





*Las Chollas Creek in need of restoration*

**Figure 7-2  
Chollas Creek  
Open Space**

Chicano Park) to accommodate persons with disabilities, while respecting the community's cultural significance and attributes.

**Policy 7.3.2** Provide bus stops or accessible parking at all park and recreation facilities within the Barrio Logan Community.

**Policy 7.3.3** Develop and increase access to senior and youth services, activities and facilities within the community's public park and recreation system.

**Policy 7.3.4** Provide barrier-free access to all parks and the San Diego Bay via pedestrian, bicycle, public transit, automobile, and alternative modes of travel.

**Policy 7.3.5** Design all new recreation facilities to effectuate an inter-connected parks and open space system that is integrated into and accessible to Barrio Logan Community residents.

**Policy 7.3.6** Provide a system of pedestrian paths and bikeways linking population-based parks with future open space lands, such as the Bayshore Bikeway.

## 7.4 OPEN SPACE LANDS

Open space lands are typically land or water that are free from development and kept natural, or developed with very low intensity uses. There is no formally dedicated public open space in Barrio Logan. Las Chollas Creek offers the most significant opportunity to provide natural open space that is accessible to Barrio Logan residents as

shown in Figure 7-2.

Las Chollas Creek is a 25-mile natural drainage system that originates in the City of Lemon Grove and contributes to improving water quality in the San Diego Bay through filtering. The main channel connects with the proposed future development of Las Chollas Creek Park (identified in the 2002 adopted Chollas Creek Enhancement Program) and flows southwest from communities in the northeast. The main and southern channels of Las Chollas Creek bisect Barrio Logan and connect with the bay in the 32nd Street Naval Station San Diego.

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The creek is threatened by intense urbanization, overgrown vegetation characterized by poor water circulation, and is continually used as a dumping ground for trash and toxic materials. The U.S. Environmental Protection Agency identified the creek as an impaired body of water with high concentrations of diazinon, coliform, and metals such as cadmium, copper, zinc and lead.

Efforts to clean up, restore, and protect Las Chollas Creek are being made by various community organizations and through policies contained in the City's Chollas Creek Enhancement Program. As Las Chollas Creek is restored and enhanced, areas improved for safe public use may be eligible for park equivalency credit if they include amenities that support passive recreational uses. See the Conservation Element for additional information on

preservation of Las Chollas Creek. For further direction, see the General Plan Recreation Element Policies RE-F.1 through RE-C.7.

## OPEN SPACE LANDS POLICIES

**Policy 7.4.1** Protect and enhance natural resources of open space lands in Las Chollas Creek by revegetating and restoring the open space lands with native, drought tolerant plants.

**Policy 7.4.2** Preserve and protect Las Chollas Creek by allowing only low intensity public recreational use, such as; trails, overlooks, interpretive signage, seating and public art.

**Policy 7.4.3** Provide safe public access to Las Chollas Creek from Main Street via pedestrian, bicycle, public transit, automobile, and alternative modes of travel from other recreational facilities.

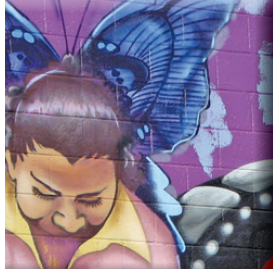
**Policy 7.4.4** Pursue grant opportunities for the restoration and improvement of Las Chollas Creek through Barrio Logan.

**Policy 7.4.5** Protect natural terrain and drainage systems of Barrio Logan's open space lands along Las Chollas Creek in order to preserve natural habitats and cultural resources and improve water quality.



*Restored Las Chollas Creek*





## CHAPTER EIGHT conservation element

### IN THIS CHAPTER

Goals

Climate Change  
and Sustainability

Resource Management  
and Preservation

The Barrio Logan Community Plan Conservation Element addresses the conservation goals and policies that can be effective in managing, preserving and thoughtfully using the natural resources of the community. Topic areas included in this element include Sustainability, as well as Resource Management and Preservation. This element additionally addresses Climate Change, which is seen as a major issue that could affect the health and longevity of the community and the ecological environment in Barrio Logan.

## GOALS

- Promote an energy efficient transportation system.
- Enhance public walkways that connect pedestrians with transit and community destinations.
- Maintain and enhance scenic resources and public access.
- Implement an urban forest planting program.
- Increase tree canopy cover and reduce the urban heat island effect.
- Improve air quality.
- Ensure water-efficient practices.
- Include widespread use of drought-tolerant landscapes.
- Increase building energy efficiency and on-site production of renewable energy.
- Promote and encourage a variety of recycling practices and opportunities.
- Ensure cleaner storm water discharges into Las Chollas Creek and San Diego Bay.
- Restore Las Chollas and South Las Chollas Creeks.
- Increase use of sustainable storm water techniques.

## 8.1 CLIMATE CHANGE AND SUSTAINABILITY

The Conservation Element of the General Plan discusses climate change and provides a broad range of policies designed to reduce greenhouse gas emissions. At the time of this community plan update, the City was also engaged in preparing a Climate Mitigation and Adaptation Plan (CMAP) that will address mitigation, as well as measures to proactively prepare for a range of anticipated climate change impacts. Climate change impacts in San Diego could result in a hotter and drier climate, water supply shortages, more frequent and intense wildfires, increasingly unhealthy air quality, sea level rise, and threats to the survival of native plants and wildlife species. Although climate change is a global issue, individual communities can help reduce the emissions that contribute to climate change and devise local plans to adapt to anticipated changes.

The 2001 California Coastal Commission staff report titled *Overview of Sea Level and Some Implications for Coastal California* describes the types of impact that are likely to occur at marine terminals and ports. In the near term these impacts would not likely be significant but over the years could become adverse. The report identifies a 90% probability that the sea level in the San Diego region will increase 3 inches by 2025 and as much as 9.5 inches by 2100. Potential impacts include reduced periods for loading and

unloading cargo, reconstruction/heightening of docks and piers, and the potential for bay water to intrude into Las Chollas Creek.

The General Plan has policies directly related to Climate Change and sustainability that can be found in policies CE-A-1 through CE-A-13.

## CLIMATE CHANGE AND SUSTAINABILITY POLICIES

**Policy 8.1.1** Implement General Plan sustainability policies through innovative regulations and the project review process. (Refer to General Plan Conservation Element Section A)

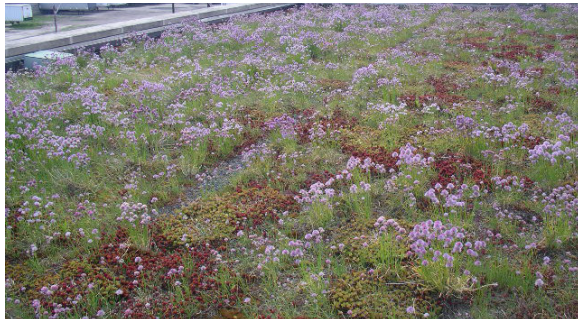
**Policy 8.1.2** Monitor sea level rise studies and projections for Barrio Logan in relation to San Diego Bay, and develop an action plan over time.

**Policy 8.1.3** Preserve and enhance Barrio Logan's attributes as a walkable community to provide residents with attractive alternatives to driving, thus reducing vehicle miles travelled and fostering a healthy community (see Mobility Element).

**Policy 8.1.4** Reduce project level greenhouse gas emissions to acceptable levels through project design, application of site-specific mitigation measures, or adherence to standardized measures outlined in the City's adopted citywide climate action plan.



*Encourage community gardens on vacant public land*



*Reduce project level greenhouse gas emissions to acceptable levels through design elements such as green roofs*



*Chollas Creek enhancements restore the creek's natural functions and appearance*

## 8.2 RESOURCE MANAGEMENT & PRESERVATION

### OPEN SPACE AND LANDFORM PRESERVATION

Barrio Logan is an urbanized community with little remaining natural topography. The bay-front which is under the control of the San Diego Unified Port District and the U. S. Navy are primarily developed with maritime and industrial uses. Other than the San Diego Bay, the only natural open space is what remains of Las Chollas Creek and its immediate surroundings. It is important to note that the majority of the creek within Barrio Logan flows through the 32nd Street Naval Station. The General Plan has policies directly related to Open Space and Landform Preservation that can be found in policies CE-B.1 through CE-B.6.

Development/restoration of Las Chollas Creek is subject to the 2002 *Chollas Creek Enhancement Program*. The emphasis of the program is restoration of the creek's natural functions and the open space and passive recreational opportunities that come along with restoration. The Barrio Logan Bayside Phase IV Chollas Creek Enhancement Program is aimed at improving the branches of Las Chollas Creek and South Las Chollas Creek. Full scale improvements to the creek will involve coordination with the Regional Water Quality Control Board, San Diego Unified Port District, the Army Corps of Engineers, natural resource agencies, and the U.S. Navy.

### OPEN SPACE AND LANDFORM PRESERVATION POLICIES

**Policy 8.2.1** Initiate discussions with the U.S. Navy and other involved agencies regarding the restoration of Las Chollas Creek.

**Policy 8.2.2** Maintain best management practices in all development to limit erosion and siltation.

**Policy 8.2.3** Implement the recommendations contained in the Chollas Creek Enhancement Program such as removing concrete channels in Las Chollas Creek, where feasible, to create a more natural function and appearance, and establishing trails and other passive recreation amenities.

**Policy 8.2.4** Remove invasive species from Las Chollas Creek and restore habitat.

**Policy 8.2.5** Preserve and protect Open Space by preventing incompatible uses, such as off-road activities, frisbee golf, community gardens, off leash dog areas and equestrian use.

### WATER RESOURCE MANAGEMENT

The San Diego region is a semi-arid coastal climate with limited local water resources and storage capacities, requiring the City to rely heavily on importing water from the Colorado River and Northern California. Since the City has no direct control over the amount of water it can import, it is important that the water which is available be used as efficiently as is possible. The General Plan addresses Water Resource Management in policies CE-D.1 through CE-D.5.



## WATER RESOURCE MANAGEMENT POLICIES

**Policy 8.2.6** Encourage all landscape design to use water conserving plant material and techniques to comply with the landscape water budget of the Municipal Code.

**Policy 8.2.7** Encourage development to incorporate recycled and/or gray water irrigation systems early in the development process.

**Policy 8.2.8** Provide ongoing education on water resource conservation opportunities available through the City of San Diego's Department of Public Works and the San Diego County Water Authority.

## URBAN RUNOFF MANAGEMENT

Urban runoff occurs when water from rainfall or manmade operations flows over impervious surfaces and then makes its way into the storm



*Encourage landscapes that use water conserving plant material*

conveyance system from where it can eventually reach the San Diego Bay or enter into waterways such as Las Chollas Creek. Urban runoff carries pollutants that are picked up by the water as it flows over urban surfaces. These pollutants include but are not limited to oils, grease, trash, pesticides, organic waste, and metals. If not constrained, these pollutants make their way into Las Chollas Creek and the San Diego Bay. The General Plan addresses urban runoff management in policies CE-E.1 through CE-E.7.

## URBAN RUNOFF MANAGEMENT POLICIES

**Policy 8.2.9** Encourage development to use Low-Impact Development (LID) practices such as bioretention, porous paving, and green roofs, that slow runoff and absorb pollutants from roofs, parking areas and other urban surfaces.

**Policy 8.2.10** Incorporate bioswales or other LID design practices where there is sufficient public rights-of-way throughout the community, and focus specific efforts to capture storm water along Harbor Drive before it reaches San Diego Bay. Where appropriate, these features should be implemented. They may be infeasible due to soil conditions and impacts to utilities.

**Policy 8.2.11** Encourage private property owners to design or retrofit landscaped or impervious areas to better capture storm water runoff.

**Policy 8.2.12** Repair and maintain drainage outfalls and brow ditches that discharge directly to or are within open space lands.

**Policy 8.2.13** Encourage, through redevelopment and retrofitting, phasing out of commercial and industrial building materials such as galvanized roofs that leach metals into storm water runoff.

**Policy 8.2.14** Reduce, through redevelopment and retrofitting, the amount of uncovered industrial and commercial areas where the work activity may contribute pollutants.

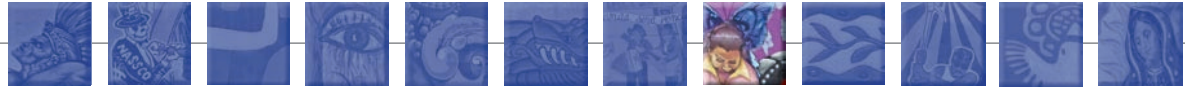
**Policy 8.2.15** Encourage neighborhood practices for preventing and removing buildup of trash and pet waste on land surfaces.

## AIR QUALITY

Health problems associated with poor air quality are especially significant for children, the elderly, and persons with respiratory problems. In the San Diego region, 80 percent of air pollution is caused by fossil fuel burning vehicles. The most harmful



*The most harmful emissions come from diesel fuel emissions which contain toxic particulate matter*



emissions come from diesel fuel emissions which contain toxic particulate matter. Within Barrio Logan, the majority of diesel fuel emissions come from transporting goods on trucks throughout the community. The General Plan addresses air quality in policies CE-F.1 through CE-F.9.

### AIR QUALITY POLICIES

**Policy 8.2.16** Designate and enforce appropriate trucking routes in order to limit impacts of trucks within the Barrio Logan Community.

**Policy 8.2.17** Educate businesses and residents on the benefits of alternative modes of transportation including public transit, walking, bicycling, car and van pooling, and telecommuting.

**Policy 8.2.18** Create incentives to encourage relocation of incompatible uses that contribute to poor air quality.

**Policy 8.2.19** Encourage street tree and private tree planting programs throughout the community to increase absorption of carbon dioxide and pollutants.

### SUSTAINABLE ENERGY

Creation of clean, renewable, and sustainable local energy resources provides environmental benefits and increases economic certainty and stability for residents and business alike. The General Plan addresses sustainable energy in policies CE-I.1 through CE-I.13.

### SUSTAINABLE ENERGY POLICIES

**Policy 8.2.20** Promote development that qualifies for the City's Sustainable Buildings Expedite Program.

**Policy 8.2.21** Educate residents and businesses on efficient appliances and techniques for reducing energy consumption.

**Policy 8.2.22** Provide and/or retrofit lighting in the public right-of-way that is energy efficient.

**Policy 8.2.23** Provide information on programs and incentives for achieving more energy efficient buildings and renewable energy production.

### URBAN FORESTRY

Street tree and private tree planting programs are low cost, low-technology methods for improving the visual landscape and air quality in Barrio Logan. As the number and size of trees in the Barrio Logan urban forest increases so will the benefits. These benefits include lower energy consumption resulting from reduction in the size



*Use small canopy trees to frame public views*

of the urban heat island; reduced storm water runoff through absorption of water by the trees; improved air quality achieved as the trees convert carbon dioxide into oxygen, and an improved pedestrian environment created by providing pedestrians protection from the heat and glare of the sun. Refer to the Urban Design Element Urban Forest/Street Trees section, as well as Appendix A, for further direction on street trees. All proposed development within Barrio Logan will be required to plant and maintain street trees as identified on the plan. The General Plan addresses urban forestry in policies CE-J.1 through CE-J.5.

### URBAN FORESTRY POLICIES

**Policy 8.2.24** Increase the overall tree canopy cover throughout Barrio Logan by 20% in urban residential areas and 10% in the business areas so that the natural landscape is sufficient in mass to provide significant benefits to the city in terms of air and water management.



*Street trees enhance the pedestrian environment*

**Policy 8.2.25** Work with the City's Urban Forestry Division to coordinate the appropriate selection and location of shade-producing trees.

**Policy 8.2.26** Require that new development retain significant and mature trees.

**Policy 8.2.27** Support public outreach efforts to educate business owners, residents, and school children on the care of and environmental benefits of shade-producing street trees.

## SOLID WASTE MANAGEMENT

An effective integrated waste management strategy conserves raw materials and energy, ensures that waste materials do not become a health threat, and reduces the need for new disposal facilities. The General Plan addresses waste management in policies PF-I.1 through PF-I.5.

Barrio Logan is home to several large recycling facilities that are an important part of the local recycling infrastructure. Businesses and residents within and adjacent to Barrio Logan utilize these facilities to recycle materials.

**Policy 8.2.28** Encourage multi-story developments to include solid waste and recycling management measures, such as dual trash/recycling chutes, in development plans to facilitate compliance with recycling regulations.

**Policy 8.2.29** Promote recycling facilities that are well maintained, attractive in appearance, and help promote waste reduction in the community.

## SCENIC RESOURCES AND PUBLIC ACCESS

The visual quality of Barrio Logan is marked by a number of visual barriers and a lack of major vista points. Because the natural landform is a low-lying coastal plain of less than 60 feet in elevation, the community's views are easily dominated by any large structure. The community boundaries are clearly demarcated by I-5 on the east. The elevated portions of the freeways provide continuous views of the community. San Diego Bay is the dominating feature but its presence is generally obscured at ground level due to the industrial development in the tidelands area under the jurisdiction of the Port District. Disruptive visual barriers occur continuously along the entire length of Harbor Drive through the community. These barriers, generally prevent visual access to the bay as well as into the community. In contrast to these barriers the San Diego-Coronado Bridge offers a location from which to obtain continuous views of the community. These views are not available



*Cesar Chavez park looking into the Bay*

to pedestrians since the bridge is restricted to auto traffic. The bridge itself is also a major landmark but the bridge's support columns are structural interruptions in the visual continuity of the community experienced at ground level.

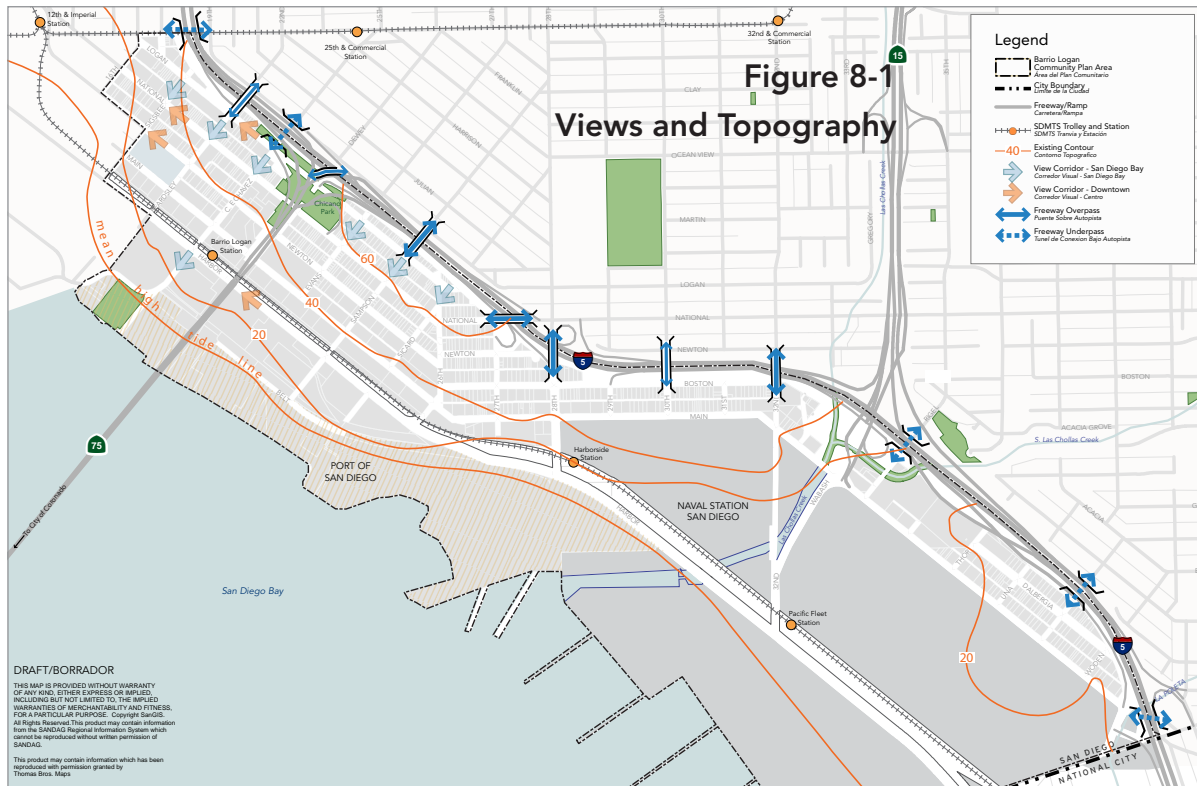
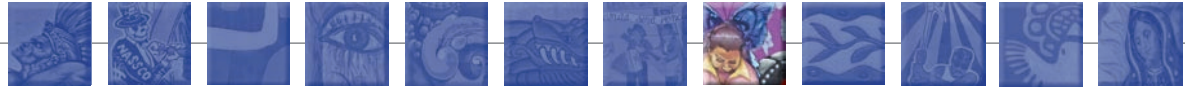
Because of its geographical location and topography (Figure 8-1), there are tremendous opportunities to maximize views which in the past have not been conscientiously developed. Views into San Diego Bay are a major visual element of the Barrio Logan Community. Barrio Logan's location adjacent to San Diego Bay and downtown provides opportunities to preserve and enhance existing scenic views from within the community. Critical view corridors to downtown San Diego are shown on Figure 8-1.

Critical view corridors to San Diego Bay are: Sigsbee Street, Cesar E. Chavez Parkway, Sampson, 26th, 28th and 32nd Streets. Enhancing the view corridor to San Diego Bay from Cesar E. Chavez Parkway is a primary recommendation



*Harbor view corridor*





about access and streetscape are located in the Mobility and Urban Design Elements of this Plan.

## SCENIC RESOURCES AND PUBLIC ACCESS POLICIES

**Policy 8.2.30** Coordinate with the Port District to establish building setbacks within their jurisdiction that will preserve public views to San Diego Bay.

**Policy 8.2.31** Require 15-foot wide minimum sidewalks along Cesar E. Chavez Parkway and Sampson Street to maintain and frame views to San Diego Bay.

**Policy 8.2.32** Use tall, large canopy street trees along Cesar E. Chavez Parkway and Sampson Street to frame public views to San Diego Bay.

**Policy 8.2.33** Require 10-foot wide minimum sidewalks along Main Street, Newton Avenue and National Avenue north of the bridge in order to maintain and frame views to downtown skyline.

of this plan since Cesar E. Chavez Parkway is designated as Barrio Logan's ceremonial street. Hand-in-hand with preservation and enhancement of scenic views is preservation and enhancement of streets and walkways that provide public access to community destinations such as community centers, schools, shopping, transit, and the San Diego Bay front. These streets and walkways are designed to provide pedestrian amenities. An example of this is the design of the Cesar E. Chavez Parkway which serves to connect the community to Cesar Chavez Park and the San Diego Bay front as a ceremonial street. Specifics



*Newton Avenue view corridor*



*Promote development of urban agriculture in Barrio Logan*



*Locate community gardens on publicly-owned properties whenever possible*

**Policy 8.2.34** Use narrow small canopy street trees along Beardsley Street and Sigsbee Street to frame public views to San Diego Bay.

**Policy 8.2.35** Maintain and enhance public access to the San Diego bayfront along Cesar E. Chavez Parkway through the development of a ceremonial street from I-5 to the San Diego Bay that includes a minimum of 15-foot wide sidewalks with landscaped parkways and medians as space permits.

### COMMUNITY GARDENS AND URBAN AGRICULTURE

Barrio Logan has the potential to provide multiple sites for community gardens that contain individual and shared-plot spaces. For instance, land owned by San Diego Gas and Electric at Sampson Street and Newton Avenue, BNSF railroad along Harbor Drive, the Metropolitan Transit System, Caltrans, the City of San Diego as well as the San Diego Unified School District may have remnant parcels that could be used as community gardens. All future community gardens should become attractive focal points that bring the neighborhood together as a way to interact, recreate and create a sustainable food system within the community.

### COMMUNITY GARDENS AND URBAN AGRICULTURE POLICIES

**Policy 8.2.36** Promote the inclusion and development of urban agriculture in Barrio Logan.

**Policy 8.2.37** Locate community gardens in Barrio Logan where there is sufficient demand, appropriate land, and where they will not generate adverse impacts on adjacent uses.

**Policy 8.2.38** Develop and maintain partnerships with organizations that provide services, programs, and activities that would complement a Community Garden program in Barrio Logan.

**Policy 8.2.39** Locate community gardens on publicly-owned properties whenever possible, such as SDG&E parcel at Sampson Street and Newton Avenue or along the Caltrans-owned parcels along Boston Avenue between 29th and 32nd Streets.



## CHAPTER NINE noise element

### IN THIS CHAPTER

Goals

Commercial and  
Industrial Activity

Motor Vehicle Traffic

Rail Noise

The Community Plan Noise Element provides goals and policies to guide compatible land uses and the incorporation of noise attenuation measures for new uses that will protect people living and working in the City from an excessive noise environment. Where possible, new noise sensitive uses should avoid or attenuate excessive, or harmful noise levels to help maintain a pleasant and livable noise environment. Sensitive land uses include residential sites, schools, and libraries.



## GOALS

- Minimize exposure of commercial and industrial noise to noise-sensitive land uses
- Reduce excessive truck and other motor vehicle traffic noise levels that impact noise-sensitive land uses.
- Reduce excessive rail noise near noise-sensitive land uses.



Barrio Logan is an active urban community with a mix of residential, commercial, and industrial uses. However, this diverse mix of uses creates issues of incompatibility, resulting in sensitive uses being exposed to higher noise levels. Noise can affect the environment and well-being of people living, working, and visiting a community. Industrial and commercial areas can have a higher ambient noise level than residential areas. Noise from commercial

and industrial, freeways and major streets, and rail operations affect the Barrio Logan community.

The General Plan provides sufficient policy direction for noise-related issues; therefore minimal additional policies have been provided specifically for Barrio Logan. Community Noise Equivalent Level or CNEL is the noise rating scale used for land use compatibility. The CNEL rating represents the average of equivalent noise



levels, measured in decibels (dB), at a location for a 24-hour period, with upward adjustments added to account for increased noise sensitivity in the evening and night periods. Figure 9-1 illustrates noise contours from freeways, major roads, and rail lines. The General Plan specifies that noise levels at or below 70 dB are conditionally compatible for multi-family residential uses and 65 dB for single family, children's schools and other sensitive receptors uses if sound attenuation measures are included to reduce the interior noise levels to 45 dB. Typical attenuation measures are addressed in the General Plan. As the figure shows, only a small part of the community, mainly adjacent to I-5, is susceptible to noise impacts over 70 dB. The greatest noise impacts are along Boston Avenue adjacent to I-5. The noise contours do not reflect changes in noise levels due to topography, such as the freeway depressed below ground level or other physical barriers including vegetation, walls, or buildings. Although not generally considered compatible, the General Plan does conditionally allow multifamily uses within areas up to 75 dB with noise attenuation in areas affected primarily by motor vehicle traffic noise with existing residential uses.

## 9.1 COMMERCIAL AND INDUSTRIAL ACTIVITY

Noise from the shipbuilding, repair yards, and other outdoor uses are audible within many areas of the community, however the effects from stationary noise sources are fairly limited to the immediate surroundings. Industrial activity noise is either emitted on-site or through the distribution of goods and materials to and from the site. In an area where residences and other sensitive receptor uses are present, the potential for noise impacts are especially important to evaluate.

Commercial activities, such as deliveries during late night and early morning hours, generate noise that can affect the nearby residential uses. Reducing the effect from commercial activity noise involves identifying and integrating noise attenuation measures in new buildings that will reduce interior sound levels.



*Commercial and industrial activities can create high amounts of noise*

## 9.2 MOTOR VEHICLE TRAFFIC

Vehicle traffic noise is directly related to the traffic volume, speed, and mix of vehicles. SR-75, I-5, Harbor Drive, 28th Street, and 32nd Street are the primary sources of motor vehicle noise within the community. Noise from trucks driving within, or parked and idling along roads in the community can also be a source of annoyance for noise sensitive uses. Barrio Logan is affected by truck traffic associated with industrial and commercial land uses, the U.S. Navy, and the Port of San Diego. Trucks in general generate more noise than cars and light trucks. Heavy trucks that support Port operations tend to generate more noise than medium trucks that support commercial and light industrial uses. Refer to General Plan policies NE.B.1 through NE. B.8 for further direction.

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*Vehicle traffic creates noise*

## MOTOR VEHICLE TRAFFIC POLICIES

**Policy 9.2.1** Reduce the effect of noise from motor vehicle traffic. This can be accomplished through use of the following techniques:

- Use building setbacks to increase distance between the noise source and receiver;
- Provide sound barriers (earth berms or masonry walls) between habitable space and the noise source;
- Orient buildings to shield outdoor spaces from noise sources;
- Locate parking lots, and other non-habitable uses between the noise source and receptor;
- Incorporate forced-air ventilation systems to allow windows and doors to be closed;
- Use double-paned or sound rated windows;
- Incorporate sound insulating exterior walls and roofs;
- Use attic vents to minimize sound intrusion into structures.

**Policy 9.2.2** Utilize berms, walls, and buildings adjacent to I-5 to reduce the effect of noise on nearby noise sensitive uses.



*Trolley and train noise are sources of noise in the community*

## 9.3 RAIL NOISE

Rail noise is a source of noise in the community. Freight trains and light rail transit (trolley) can generate high, relatively brief, intermittent noise events within the vicinity of at grade rail crossings where horns and crossing bells are sounded. Federal regulations require trains to sound their horns at all roadway-rail grade crossings. Horns, whistles and bells on the moving trolley vehicles, and horns from freight trains, combined with stationary bells at grade crossings can generate excessive noise levels that can affect noise sensitive land uses. To minimize excess train horn noise, the federal government allows the establishment of train horn “quiet zones.” This requires the implementation of safety measures to compensate for the loss of the train horn usage. The General Plan has further policy direction for trolley and train noise found in policies NE.C.1 through NE-C.4.

Additionally, Policy 3.2.6 supports roadway-rail grade separation since this will eliminate the need for bells and horns at the existing grade crossing which will reduce the noise level.

## RAIL NOISE POLICY

**Policy 9.3.1** Prohibit residential uses along Main Street.





## CHAPTER TEN

# historic preservation element

### IN THIS CHAPTER

#### Goals

Identification and Preservation of  
Historical Resources

Education, Benefits and Incentives  
Related to Historical Resources

With its origins as a waterfront community, Barrio Logan is one of the oldest urban neighborhoods in San Diego. Initially developed as an affordable residential community with supporting commercial establishments, the area was closely tied to the establishment of the railroad and accompanying railroad speculation, and early industrial bayfront development. This era was followed by increased residential and commercial development during minority migration and immigration. Later development included increased maritime and Naval development of the waterfront, and large-scale freight handling facilities followed by the rise of the Chicano political activism movement and its impact on infrastructure projects and uses in Barrio Logan.

## GOALS

- Preserve significant historical resources.
- Encourage educational opportunities and incentives to support historic preservation.



*Preserve significant historical resources such as Barrio Logan's Painted Lady*

The General Plan's Historic Preservation Element provides a set of goals and policies that facilitate the preservation, protection, restoration, and rehabilitation of historical and cultural resources throughout the City of San Diego. It is also the intent of the element to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation. The element's goals include identifying and preserving historical resources, educating the public about the importance of historic preservation, and encouraging preservation through use of incentives.

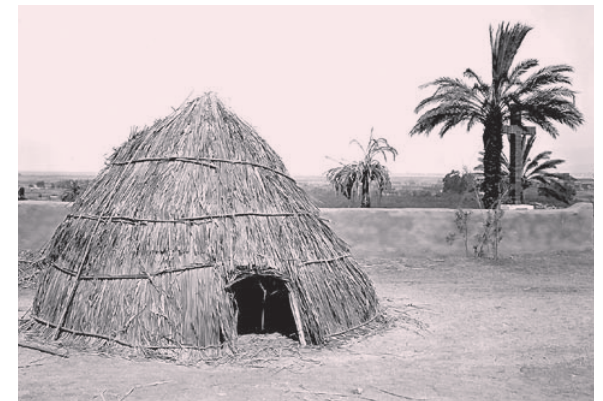
The Barrio Logan Community Plan Historic Preservation Element includes specific policies addressing the history and historic resources unique to Barrio Logan in order to encourage appreciation of the community's history and culture. These policies build upon the City's General Plan and provide a comprehensive historic preservation strategy for Barrio Logan. The two overarching topic areas addressed in this element include the Identification and Preservation of Historical Resources, which provides the historic context and a discussion of designated potential historical resources, and the education, benefits and incentives related to historical resources.

## 10.1 IDENTIFICATION AND PRESERVATION OF HISTORICAL RESOURCES

### HISTORIC CONTEXT

#### Prehistory

The prehistory of the San Diego region is evidenced through archaeological remains representing more than 10,000 years of Native American occupation. The earliest archaeological remains in San Diego County are believed by some investigators to represent a nomadic hunting culture. A gathering culture which subsisted largely on shellfish and plant foods from the abundant littoral resources of the area is seen in the archaeological record dating from about 6000 BC to AD 650. The Late Prehistoric Period (AD 650 to 1769) in the City of San Diego is represented by the people ancestral to the Kumeyaay people of today. The founding of



*Brush huts of the Kumeyaay people*



Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City of San Diego. A records search was completed by the South Coastal Information Center to gain an understanding of the known archaeological resources within Barrio Logan and to assess the potential for discovery of additional historic and prehistoric resources within the plan area. A total of 13 archaeological resources have been identified within the boundaries of Barrio Logan. These sites consist of four prehistoric sites representing food or tool processing or habitation activities, seven historic period sites, and two sites with both prehistoric and historic components.

The potential to discover prehistoric sites or deposits within Barrio Logan is highest in those areas near Las Chollas Creek (“Indian Point”) or



*Food and tools of the Kumeyaay*

along the original tidelands. Patterns of occupation sites and subsistence-based camps illustrated in the records searches for the bay area indicate that both Archaic and Late Prehistoric people focused on areas with access to fresh water and marine resources. The large prehistoric sites recorded at the mouth of Chollas Creek, on the southeastern portion of Barrio Logan, are examples of the importance of fresh water and marine resources needed to sustain a large population over time. The potential of any prehistoric sites to contribute to research questions regarding cultural occupation along the bay over the past 8,000 years is considered high. The existence of sites further away from Chollas Creek or the bay however is uncertain, because archaeological surveys have not been conducted and the ability to discern prehistoric sites in the highly urban environment is impacted by the historic development. Depositional patterns at occupation sites elsewhere around the bay have documented good preservation of shell and fish remains, as well as hearth features, midden deposits, and even human burials.

Native American representatives were contacted as part of the survey regarding potential cultural concerns related to prehistoric sites or Traditional Cultural Properties within the Community Plan area. Based upon the record search data, the project area is considered by tribal representatives to have minimum research potential, except in those areas on the southeast side of the community

where recorded sites SDI-12,090 and SDI-12,092 represent a prehistoric village situated at the mouth of Chollas Creek. This village area has been disturbed; however, components of these sites may still exist beneath the historic and modern development layers. Native American concerns regarding this area and the potential to encounter culturally sensitive sites or artifacts were expressed during the consultation process.

As part of future development within Barrio Logan, the City should consult with the Native American Heritage Commission (NAHC) early in the project planning, design and environmental compliance process by notifying the NAHC and concerned Native American parties. Details of this notification process and recommendations for continued Native American consultation and treatment of burials are found in the Historic Survey Report.

### **History**

Historic archaeological deposits have been identified within Barrio Logan, notably in those locations where archaeological monitoring has been required for large development projects. Discoveries associated with the historic period include cisterns, privies, trash deposits, and foundations, including remains of the Coronado Railroad and the Savage Tire Factory. The ability of any of these features to provide the types of data necessary to address research questions related to the residents and the development of the community over time is dependent upon the





*The Mariachi Building*

presence of historic artifacts that represent the material cultural of the occupants of a particular location. Several examples exist from recent archaeological monitoring programs that indicate the potential is very high within the community plan area to discover features with associated historic artifacts that reflect the local population. One example is a cistern discovered at the Mercado de Barrio project in 1998 that produced a substantial quantity of bottles, containers, clothing, newspapers from World War I, and a wide spectrum of personal items and manufactured goods dating from the early 1900s through the 1950s.

The records search identified twenty buildings previously recorded including ten residences

(four have been demolished), four commercial buildings, an institutional building (demolished), one industrial building (demolished), the San Diego-Coronado Bay Bridge, the Chicano Park, the Chicano Park murals, and portions of the San Diego and Arizona Railroad and the Coronado Railroad.

### Historic Survey

The Barrio Logan Historical Resources Survey addresses archaeological resources within the Community Plan area through records searches and Native American consultation. Due to the subsurface nature of archaeological resources and the unlikely expectation of encountering such resources during a reconnaissance survey in an urban setting, identification of additional archaeological resources was not attempted. Native American concerns regarding this area and the potential to encounter culturally sensitive sites or artifacts were expressed during the consultation process.

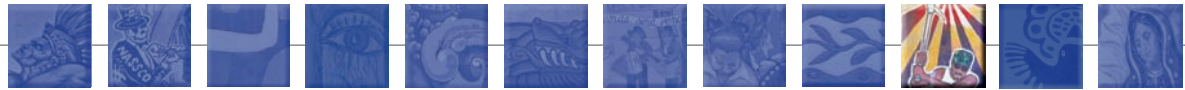
The built environment is addressed through a reconnaissance-level survey of existing properties built prior to 1965. The survey revealed that Barrio Logan's historic character has evolved from a residential neighborhood in the late 1800s to a mixed-use residential, commercial, and industrial hub today, a process that has been shaped by trends in transportation systems and the natural resources of the bay. The residential and commercial development of Barrio Logan between the 1870s and the early 1920s was driven by railroad speculation and the need for residential

housing near Downtown along the planned railroad route. The spurt of growth along the bayfront in the 1910s and 1920s was facilitated by construction of the new pierhead and filling of the tidelands, which created the bayfront commercial area occupied by the growing fishing industry and the military. Many residential and commercial buildings were constructed between 1920 and 1950 to accommodate the new residents and growing community.

With the rezoning of Barrio Logan in the 1950s, industrial uses became entrenched within the residential, commercial, and institutional areas. In the 1960s, the construction of freeways required the destruction of the streets in the path of I-5 and the new San Diego-Coronado Bay Bridge.

The historic context identifies five important themes related to the development of Barrio Logan during the American Period (1846 – present). The themes focus on chronology and include:

1. **Railroads and Streetcars** (1870s – 1920s)  
Residential and Commercial Development;
2. **Early Industrial Bayfront Development** (1880s – 1930s);
3. **Minority Migration/Immigration and Euro-American Exodus** (1920s – 1950s)  
Residential and Commercial Development;
4. **Later Industrial and Naval Bayfront Development** (1940s – 1950s); and
5. **Chicano Political Activism** (1960s to present)  
Chicano Community Response to Rezoning and Infrastructure Projects.



Of the 485 properties included in the survey, the majority (64%) are residential, commercial buildings account for the second largest group of properties (27%), with industrial, institutional, and recreational buildings accounting for the remaining properties. Seventeen architectural styles were observed with Craftsman and Folk Victorian the most common residential styles, and Block was the most common commercial style. These styles date to the early 20th century between circa 1920 and 1940, which is when the majority of the properties included in the survey (65%) are estimated to have been constructed. This timeframe in Barrio Logan is associated with the Residential and Commercial Development in the Era of Minority Migration/Immigration and Euro-American Exodus (1920s – 1950s) theme and Later Industrial and Naval Bayfront Development (1940s – 1950s) historic themes.



*Development of Chicano Park by Barrio Logan residents*

The Barrio Logan survey only included buildings visible from the street and did not attempt to record structures on the rear of properties or along alleys. As the historic context indicates, there are potentially a considerable number of buildings older than 1965 that were constructed behind older residences that were not covered by the current survey. The study of these obscured or inaccessible structures could provide a more complete understanding of Barrio Logan's development history.



*The Metro Theater*

## DESIGNATED AND SIGNIFICANT HISTORICAL RESOURCES

Chicano Park and its murals (HRB#143), the George Kostakos Commercial Building (1701-1715 National Ave; HRB #799), and the artwork from the demolished Aztec Brewery (HRB #223) are listed in the City of San Diego Register of Historical Resources. Chicano Park and its murals are also eligible for inclusion in the California Register of Historical Resources and the National Register of Historic Places. Chicano Park and its murals are recognized as an important historic site associated the theme of Chicano Political Activism (1960s-present). In addition to these designated historic resources, at least one property,

the Kelco Historical Community Mural, has been determined significant and eligible for designation through the environmental review process.

### POTENTIALLY SIGNIFICANT HISTORICAL RESOURCES

Barrio Logan represents a mix of different historic periods, modified structures, and various architectural styles that are interspersed with commercial and industrial uses. No historic districts were identified within Barrio Logan as a result of the survey, although a concentration of potentially significant buildings was found between Logan Avenue and Newton Avenue, generally bounded by Chicano Park on the northwest and S. 26th Street on the southeast.

The survey identified 98 buildings that may be considered individually significant based on City of San Diego Criterion C. Additional properties may also be found potentially significant through

more detailed research. Eight properties are identified as potentially significant because they may exemplify or reflect special elements of the community or neighborhood's development based on City of San Diego Criterion A. The majority of these properties are associated with the Residential and Commercial Development in the Era of Minority Migration/Immigration and Euro-American Exodus (1920s-1950s), which was the period in which the Mexican American community became the dominant population group in Barrio Logan. It was also the period during which Barrio Logan's residential and commercial growth was most substantial. One property (2174 Logan Avenue) is associated with the period of earliest residential and commercial development in Barrio Logan (Residential and Commercial Development in the Era of Railroads and Streetcars [1870s-1920s]).

In 1925, the property located at 1786 Beardsley

Street was purchased by the Lopez family. The New Mexico Tortilla factory was built in 1929 on this site. It was one of the first factories with an electric tortilla maker in the city. The store delivered tortillas to Old Town and also sold food to the cannery workers. Later, the tortilla factory became a restaurant called the New Mexico Café. In the 1980s, the New Mexico Café moved to the adjacent property on the corner of Newton Avenue and Beardsley Street. The family-owned restaurant is still in business today.

Most historic resources surveys identify architecturally significant buildings or important historic districts. Yet in a community that has a strong cultural history, such as the predominantly Mexican-American community of Barrio Logan, the influence and shaping of the landscape are more complex than can be communicated through a list of individual buildings or districts. The Mexican-American contribution to the “sense



*Chicano Park and its murals are a protected historic resource*

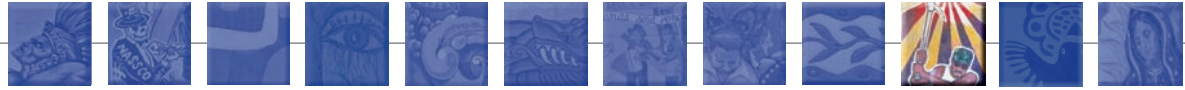


*Historic Colonial Revival home located along Logan Avenue built in 1887*



*The New Mexico Café has been owned and operated by the same family since 1926*





of place” in Barrio Logan may be considered a historic vernacular landscape, worthy of study and preservation measures.

Key to a successful preservation strategy for these resources will be choosing the appropriate type of preservation action. The most ideal approach to protecting the Barrio Logan cultural landscape will likely be a combination of preservation and rehabilitation. Of the many Mexican-American contributions to Barrio Logan, murals and shrines are likely to be the ones best treated by preservation.

Rehabilitation is the approach that will likely be best applied to other elements of the landscape such as enclosed and personalized front-yards and the use of color to fill blank walls. In the case of enclosure, for instance, rehabilitation would likely have less emphasis on the actual historic fabric itself (such as the age of the fencing material) than on the concept of enclosure itself. The same may

be true of the use of bright colors, advertising, and graffiti. Those elements would remain but would be free to evolve over time.

### POTENTIALLY SIGNIFICANT HISTORICAL RESOURCES POLICIES

**Policy 10.1.1** Conduct additional research on buildings identified as potentially significant in the survey report to evaluate their eligibility for listing in the City’s Historical Resources Register.

**Policy 10.1.2** Conduct additional research and field work to determine whether a historic commercial district may be present along Logan Avenue.

**Policy 10.1.3** Conduct additional field work to identify buildings that were obscured or inaccessible during the Barrio Logan Historic Reconnaissance survey.

**Policy 10.1.4** Develop a historic context statement related to the Mexican-American “sense of place”

and cultural landscape evident throughout the community to assist with the identification, evaluation and preservation of resources significant to that history. The context statement should include an oral history component to inform the context about those properties valued by the community.

**Policy 10.1.5** Conduct project specific Native American consultation early in the development review process to ensure adequate data recovery and mitigation for adverse impacts to significant archaeological and Native American sites. Refer potentially significant historical and cultural resources to the Historical Resources Board for designation.

**Policy 10.1.6** Allow concerned Native American parties an opportunity to comment on or participate in any treatment plan for any sites with cultural and religious significance to the Native American community.

**Policy 10.1.7** In the event that Native American burials are anticipated or inadvertently discovered during controlled archaeological excavations or any phase of construction, it is recommended that the concerned parties shall seek to avoid direct and indirect impacts to the site(s) as the primary mitigation alternative. Treatment of sites containing human remains, funerary objects, sacred objects or objects of cultural patrimony should proceed according to applicable laws and in accordance with the Native American Graves



*Enclosed front yards of historic homes along Newton Avenue*



Protection and Repatriation Act (NAGPRA; 43 CFR 10), as appropriate, and any agency-specific rules and procedures for handling such matters.

**Policy 10.1.8** Recommend that if human remains are uncovered, no further disturbance of the site shall occur until the County Coroner has made the necessary finds as to origin and disposition of the remains.

## 10.2 EDUCATION, BENEFITS AND INCENTIVES RELATED TO HISTORICAL RESOURCES

Revitalization and adaptive reuse of historic buildings conserves resources, uses existing infrastructure, generates local jobs and purchasing, supports small business development and heritage tourism and enhances quality of life and community character. The successful implementation of a historic preservation program



*Adaptive reuse of historic buildings provides new opportunity for small business*

requires widespread community support. Creating support for historic preservation requires public understanding of the significant contributions of historical resources to the quality and vitality of life, aesthetic appeal, and cultural environment of the community. In order to better inform and educate the public on the merits of historic preservation, information on the resources themselves, as well as the purpose and objectives of the preservation program, must be developed and widely distributed. A number of community organizations including the Logan Heights Historical Society, Chicano Park Steering Committee and the Logan Avenue Business Association would be excellent partners in this education and outreach effort.

There are a number of incentives available to owners of historic resources. The California State Historic Building Code provides flexibility in meeting building code requirements for

historically-designated buildings. Conditional Use Permits are available to allow adaptive reuse of historic structures consistent with the U.S. Secretary of the Interior's Standards. The Mills Act provides property tax relief to owners to help rehabilitate and maintain designated historical resources. Additional incentives recommended in the General Plan.

## EDUCATION, BENEFITS AND INCENTIVES POLICIES

**Policy 10.2.1** Foster preservation of designated historic resources through use of incentives.

**Policy 10.2.2** Continue to use existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.

**Policy 10.2.3** Encourage incentives for new development that could transfer the development rights from potentially and designated historic structures in order to preserve, maintain and rehabilitate them.



*Historic preservation is an important component to Barrio Logan's identity*



## CHAPTER ELEVEN

# arts and culture element

### IN THIS CHAPTER

#### Goals

#### Arts and Culture Policies

Murals, sculptures, music, and dance, are a central part of Barrio Logan's identity, and enrich the public realm with stories of the community's history and culture. Arts and culture provides a means of expression in the environment, a way to create spaces that have a meaningful aesthetic, and an opportunity to educate about history, culture, nature, and current events. It takes many forms and shapes in the public realm of Barrio Logan's streets and sidewalks, parks and plazas, and gateways. While the most familiar forms of public art in Barrio Logan are its painted murals, there are other examples including tile murals and sculptures. New directions in public art should encourage a diversity of media, so that all segments of the community can participate and be represented. Public art can also be a more integral part of public spaces such as plazas and transit stops, facades of existing buildings and utilities, as well as in new developments. In addition, these public places provide opportunities for other cultural activities to occur such as festivals and performances.



## GOALS

- Strengthen Barrio Logan's identity as a cultural and arts center.
- Encourage the development of the Logan Avenue Arts District.

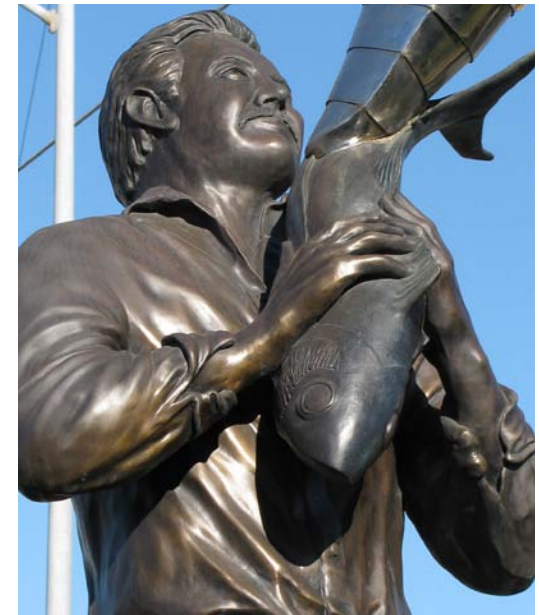


Public art can be found throughout Barrio Logan providing beauty and visual interest

Chicano Park is home to the largest collection of Chicano murals in the world. The murals are recognized as seminal in the birth of the Chicano art movement in the United States and the collection is a point of pride among the residents of Barrio Logan as well as residents of San Diego. Chicano Park serves as a venue for a range of festivals and cultural events. Murals and art adorn buildings and walls throughout the neighborhood, a feature that is essential in the visual and social character of the community. The mural heritage visually supports the colorful history and spirit of the residents because the people express themselves thru art and visual spaces.



Chicano Park Day features traditional music and dance, including Aztec Indigenous dance, coordinated by Toltecas en Aztlán.



"The Cannery Workers Tribute" in Barrio Logan by Valerie Salatino and Nancy Moran



Fiesta del Sol is an annual street festival which celebrates the history and diversity of cultures in Barrio Logan



*Include public art or cultural amenities in each new development project*

## ARTS AND CULTURE POLICIES

**Policy 11.1.1** Pursue art installations that are diverse in content, media and siting, that help to create and reinforce the uniqueness of Barrio Logan and reflect the array of regional cultural and environmental influences.

**Policy 11.1.2** Embrace the artistic heritage of Barrio Logan and continue to invite new influences into the art-making dialogue/process.

**Policy 11.1.3** Include public art or cultural amenities in each new development project. Engage artists early in the project design process to achieve integration between art and architecture.

**Policy 11.1.4** Strengthen Barrio Logan's identity as a local cultural and arts center through the use of public art in public spaces such as trolley stations,

sidewalks, streets, parks, and in building lobbies.

**Policy 11.1.5** Create a balance between the preservation/remembrance of historic elements of Barrio Logan culture and structures, such as the collection of Aztec Brewery art and artifacts, and contemporary art installations.

**Policy 11.1.6** Ensure that ground floor spaces of live/work units emphasize artists' works, with accessible entrances, transparent windows, and display areas.

**Policy 11.1.7** Support diversity of history, culture, climate, environment, and people through inclusive arts and cultural offerings accessible to non-English speaking residents, seniors, and visually and hearing impaired populations.

**Policy 11.1.8** Utilize vacant and/or underutilized storefronts and other non-residential buildings for temporary art exhibitions.

**Policy 11.1.9** Encourage the provision of spaces for performances and art events in neighborhood parks, community centers, schools, transit stations, residential developments and public areas within private development.

**Policy 11.1.10** Continue efforts to create meaningful, memorable, and culturally-significant public spaces in Barrio Logan that are integrated with public art.

**Policy 11.1.11** Coordinate with the San Diego Unified Port District to identify all possible funding resources and to ensure alignment between the various public art programs and projects.

**Policy 11.1.12** Emphasize public art installations on Cesar E. Chavez Parkway, Logan Avenue and National Avenue and at major intersections.

**Policy 11.1.13** Ensure that live/work artist spaces enliven the street with a focus in the areas designated as the Logan Avenue Arts District while providing housing and work spaces for local artists.

**Policy 11.1.14** Involve artists in the design of gateway elements proposed for Logan and 16th, Cesar E. Chavez Parkway and Main and Division.









## CHAPTER TWELVE

# implementation

### IN THIS CHAPTER

#### Key Actions

#### Priority Public Improvements and Funding

#### Funding Mechanisms

#### Barrio Logan Implementation Action Matrix

The Barrio Logan Community Plan will be implemented through a number of different mechanisms which are outlined in this chapter. It describes the necessary actions and key parties responsible for realizing the plan's vision. Implementing these proposals will require the active participation of the city departments and agencies, regional agencies such as the Port District, SANDAG, and MTS, and the community.

This plan also recommends a number of funding mechanisms for the City and Barrio Logan Community to pursue as ways to viably finance the implementation of this plan.

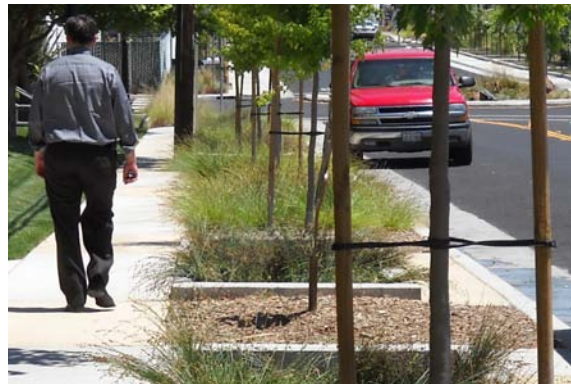
## KEY ACTIONS

- Regularly update a Public Facilities Financing Plan (PFFP) identifying the capital improvements and other projects necessary to accommodate present and future community needs as identified throughout this Community Plan.
- Implement facilities and other public improvements in accordance with the PFFP.
- Pursue grant funding to implement unfunded needs identified in the PFFP.
- Pursue formation of Assessment Districts, Business Improvement Districts, Property Based Business Improvement Districts and Parking Districts, as appropriate, through the cooperative efforts of property owners and the community in order to construct and maintain improvements.

## 12.1 FUNDING MECHANISMS

Implementing improvement projects will require varying levels of funding. A variety of funding mechanisms are available depending on the nature of the improvement project:

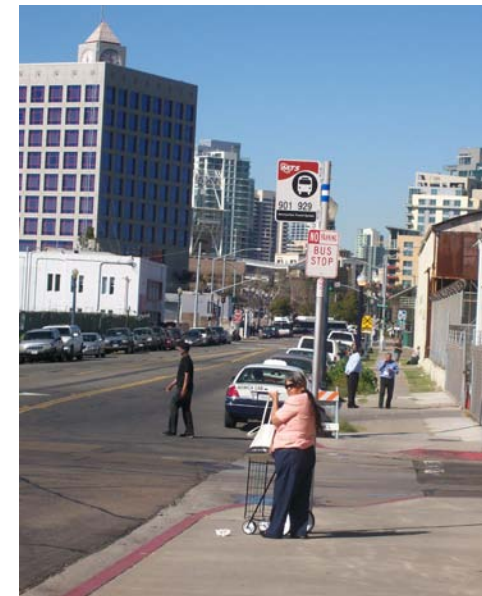
- Institute of impact fees for new development.
- Requiring certain public improvements as part of new development.
- Establishing community benefit districts, such as property-based improvement and maintenance districts for streetscape, lighting, sidewalk improvements.



*Implement innovative streetscape improvements*

## 12.2 PRIORITY PUBLIC IMPROVEMENTS AND FUNDING

The proposals for improvements to streets and open spaces described in this plan vary widely in their range and scope— some can be implemented incrementally as scheduled street maintenance occurs, and others will require significant capital funding from city, state, regional, and federal agencies, or are not feasible until significant redevelopment occurs. Grants and other sources of funding should be pursued wherever possible. A complete list of projects is included in the PFFP. Table 12-1 articulates some of the higher priority recommendations.



*Improvements are needed to sidewalks and transit stops*



**TABLE 12-1 BARRIO LOGAN IMPLEMENTATION ACTION MATRIX**

No.	ELEMENT ACTIONS	POLICY	RESPONSIBLE DEPARTMENTS/AGENCIES	TIME FRAME
<b>SIDEWALK AND PEDESTRIAN IMPROVEMENTS</b>				
1	Construct sidewalks in areas where they are currently missing or degraded along Harbor Drive, Main Street, Schley Street and Sigsbee Street.	ME 3.1.1	Adjacent property owners, Streets Department	Short-term
2	Facilitate the completion of sidewalk and intersection improvements along Harbor Drive including improved pedestrian crossings at several locations to better connect the Port Tidelands employers and neighborhood east of Harbor Drive by enhancing the Sampson Street, Cesar E. Chavez Parkway, Schley Street, 28th Street and 32nd Street intersections.	ME 3.1.1	Streets Department; Caltrans; Port of San Diego	Short-term
3	Maximize sidewalk landscaping, shade-producing street trees and pedestrian scale street furnishing to the greatest extent feasible with an emphasis in the Community Village and Historic Core areas.	ME 3.1.2	Streets Department; Caltrans; Port of San Diego	Short-term
4	Design the corners of major street intersections including along Cesar E. Chavez Parkway at Logan Avenue, National Avenue, Newton Avenue and Main Street to accommodate public gathering spaces.	ME 3.1.2	Adjacent Property Owners, City of San Diego	Short-term
5	Create a comprehensive street lighting plan to be implemented through a lighting and landscape maintenance assessment district.	PFE 6.1.4	City of San Diego; Barrio Logan community	Medium-term
<b>BICYCLE IMPROVEMENTS</b>				
1	Complete the Bayshore Bikeway project.	ME 3.5.1	City of San Diego; San Diego Association of Governments and the BNSF Railroad	Medium-term
2	Provide Class III bicycle facilities including sharrows along National Avenue 26th Street and Boston Avenue.	ME 3.5.1	City of San Diego	Medium-term
<b>ROADWAY INFRASTRUCTURE</b>				
1	Work with Caltrans to redesign the access to the San Diego Coronado Bay Bridge onramp at Cesar E. Chavez Parkway and Logan Avenue to improve the pedestrian environment.	ME 3.1.1	City of San Diego; Caltrans	Medium-term
2	Support improvements to grade-separate the Cesar E. Chavez Parkway, 28th Street and 32nd Street Trolley tracks.	ME 3.1.1	City of San Diego, SANDAG, Metropolitan Transit System (MTS)	Long-term
<b>PARKING</b>				
1	Develop a parking strategy to address relocation of employee parking along Harbor Drive to allow implementation of the Bayshore Bikeway Project, and to comprehensively address employee and community parking issues, and associated community impacts.	ME 3.6.1	N/A	Short-term
2	Evaluate the ability for new residential development to deviate from the City's standard parking ratios by allowing a lower parking ratio per residential unit.	ME 3.6.1	City of San Diego	Medium-term
3	Create a parking district in order to efficiently manage on and off-street parking opportunities.	ME 3.6.1	City of San Diego and Barrio Logan Community	Medium-term
<b>GOODS MOVEMENT</b>				
1	Coordinate truck route improvements with Caltrans and the Port for Harbor Drive along with 28th and 32nd Streets.	ME 3.7.1	City of San Diego; Caltrans, Navy and the Unified Port District	Medium-term



TABLE 12-1 BARRIO LOGAN IMPLEMENTATION ACTION MATRIX

No.	ELEMENT ACTIONS	POLICY	RESPONSIBLE DEPARTMENTS/AGENCIES	TIME FRAME
PUBLIC PARK AND OPEN SPACE IMPROVEMENTS				
1	Establish a joint-use agreement with Perkins Elementary to utilize future recreational facilities during non-school hours.	RE 7.1.2	City of San Diego; San Diego Unified School District	Medium-term
2	Work with Caltrans to establish a long term lease for use of Caltrans property between 29th Street and 32nd Street.	RE 7.1.2	City of San Diego; Caltrans	Medium-term
3	Design a passive use urban trail connection along the east side of Boston Avenue.	RE 7.1.2	Adjacent Property Owners, City of San Diego	Medium-term
4	Establish a park and recreation facility at Chicano Park.	RE 7.1.2	City of San Diego; Caltrans	Medium-term
5	Replace the bathrooms Chicano Park with accessible and lighted facilities.	RE 7.1.2	City of San Diego; Caltrans	Short-term
6	Provide adequate lighting in Chicano Park.	RE 7.2	City of San Diego; Caltrans	Short-term
7	Work with Caltrans to establish a long-term lease for properties within their jurisdiction that are adjacent to Chollas Creek.	RE 7.4	City of San Diego; Caltrans	Medium-term
8	Evaluate the ability to develop a trail connecting Main Street to the community east of Interstate-5 along Chollas Creek.	RE 7.4	City of San Diego; Caltrans and the Navy	Long-term
PUBLIC FACILITIES IMPROVEMENTS				
1	Develop a new 10,000 square foot fire station to serve the needs of the Barrio Logan Community as well as the surrounding communities that fall within the service area.	PFE 6.1.1	City of San Diego	Short-term
2	Ensure the library that serves the Barrio Logan community has sufficient resources.	PFE 6.1.1	City of San Diego	Short-term
CONSERVATION IMPROVEMENTS				
1	Establish lighting and landscape maintenance assessment district to promote and maintain shade-producing street trees in order to expand the canopy cover to 20% in residential areas and 10% in commercial and industrial areas.	EPE 5.4.3	City of San Diego	Short-term

# appendices

## IN THIS CHAPTER

Barrio Logan Street Trees - Tree List

Barrio Logan Community Corridor Street  
Tree List and General Notes

## APPENDIX A BARRIO LOGAN STREET TREES – TREE LIST

DISTRICT STREET TYPES	LANDSCAPE DISTRICTS					
	1 COMMUNITY VILLAGE	2 HISTORIC CORE	3 TRANSITION AREA	4 MAIN AND BOSTON	5 PRIME INDUSTRIAL	6 HARBOR DRIVE
Albizia julibrissin (Silk Tree)	Accent	Accent				
Arbutus marina (Marina Madrone)	Theme	Theme				
Callistemon citrinus (Lemon Bottlebrush)			Accent	Accent	Accent	
Cassia leptophylla (Gold Medallion)			Theme	Theme	Theme	
Ceratonia siliqua (Carob) * Male Species	Alternate	Alternate				
Jacaranda mimosa/olia (Jacaranda)	Theme	Theme	Alternate	Alternate	Alternate	
Koelreuteria bipinata (Chinese Flame Tree)			Alternate	Alternate	Alternate	
Koelreuteria paniculata (Golden Rain Tree)			Theme	Theme	Theme	
Lagerstroemia indica (Crape Myrtle)	Accent	Accent	Accent	Accent	Accent	Accent
Liquidambar styraciflua (Liquidambar) *	Alternate	Alternate				
Metrosideros excelsus (New Zealand Christmas Tree)	Accent	Accent				
Olea europaea (Fruitless species) *	Alternate	Alternate				
Pittosporum undulatum (Victorian Box)			Alternate	Alternate	Alternate	
Platanus acerifolia (London Plane Tree)	Theme	Theme	Theme	Theme	Theme	Alternate
Podocarpus gracilior (Fern Pine)	Theme	Theme				
Prunus cerasifera (Purple Leaf Plum)	Accent	Accent	Accent	Accent	Accent	
Quercus ilex (Holly Oak)			Theme	Theme	Theme	Alternate
Quercus suber (Cork Oak)			Theme	Theme	Theme	Theme
Tipuana tipu (Tipu Tree)			Theme	Theme	Theme	
Washington robusta (Mexican Fan Palm)**	Accent	Accent				

\* Special installation conditions/techniques may be required by Development Services and Park & Recreation Departments. NOTE: Existing “Significant Trees” (specimens) should be retained and protected (including modifying adjacent pavement) and replaced if no other possible alternative exists.

\*\* Palms used only as corner accent trees.

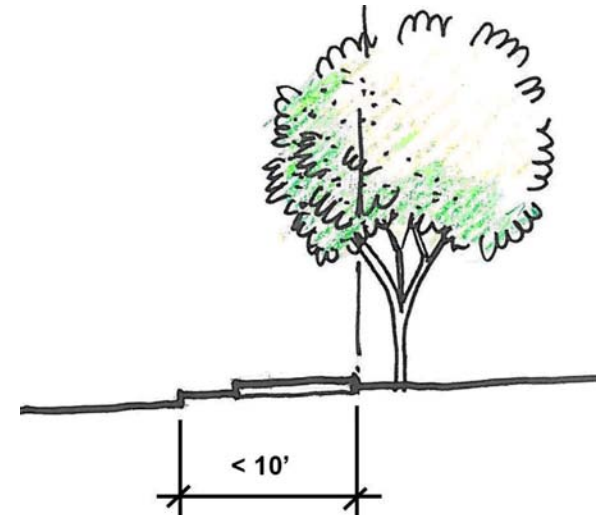


## APPENDIX B BARRIO LOGAN COMMUNITY CORRIDOR STREET TREE LIST

COMMUNITY CORRIDOR	MAJOR TREE THEME	ALTERNATE TREE
Harbor Drive	Platanus acerfolia (London Plan Tree, Bloodgood) Quercus suber (Cork Oak)	Podocarpus gracilior (Fern Pine) Quercus ilex (Holly Oak)
28th Street	Tipuana Tipu (Tipu Tree) Casia leptophylla (Gold Medallion)	Koelreuteria paniculata (Golden Rain Tree) Platanus acerifolia (London Plane Tree)
32nd Street	Podocarpus gracilior (Fern Pine) Quercus suber (Cork Oak)	Koelreuteria paniculata (Golden Rain Tree) Platanus acerifolia (London Plane Tree)
Cesar E. Chavez Parkway	Jacaranda mimosifolia (Jacaranda) Washington robusta (Mexican Fan Palm**)	Arbutus Marina (Marina Madrona)

### BARRIO LOGAN COMMUNITY STREET TREE PLAN - GENERAL NOTES

- Size of street trees to be per citywide landscape regulations and standards (calculated by street frontage of each property and in no case less than a twenty-four inch box).
- Palms should be a minimum of 8 feet (brown trunk) in height.
- Tree grates shall be American Disabilities Act approved where necessary to provide required clear path.
- Flexibility of tree placement to facilitate commercial visibility may be approved by the Development Services Director.
- Pruning of trees should comply with the standards of the National Arborist Association according to Class I Fine Pruning.
- All plant material should be installed per the standards of the applicable landscape regulations and standards.
- Where site conditions do not allow the installation of street trees in the public right of way due a right of way width of less than 10 feet or utility conflicts, street trees may be located on private property.
- All species of pines, palms, etc. not specifically identified require approval of Development Services, and Park and Recreation Departments.
- Community Corridor - Commercial corridors may utilize the following: Small trees/tree form shrubs, vertical accent, tropical or flowering at rear of R.O.W. or on private property (where R.O.W. is less than 10 feet).



*Street Trees on Private Property are allowed where the R.O.W. is less than 10'*